

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803**

We meet on: **2nd Wednesday** of the Month at **7:00 P.M.**

Location: **Richmond ELKS Lodge #1251**

3931 San Pablo Dam Road, El Sobrante

The ESMAC is an advisory body to the Board of Supervisors

Chair: Xina Ash **Vice Chair:** Thomas Lang **Secretary:** Tom Owens

Members at-large: Jim Hermann, Andrew Chahrour, Robin Tanner, Dr. Melinda V. McLain

Alternates: Joe Sarapochillo, Shirley Rosenthal-Winston

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Xina Ash at least 24 hours before the meeting at: xa.esmac@gmail.com

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, June 12, 2019

7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for ESMAC 5-08-2019

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford

Questions – limit 2 minutes per speaker

P.2 Presentation by California Highway Patrol, Officer Sean Wilkenfeld.

Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire

Questions – limit 2 minutes per speaker

P.4 Presentation by Consuelo Lara, Board Member West Contra Costa Unified School District (WCCUSD), regarding the new trustee area election process.

Questions – limit 2 minutes per speaker

P.5 Presentation by Nabila Sher – Alcohol, Marijuana, and Prescription Drug (AMPD)

Coalition Coordinator with Bay Area Community Resources (BACR). Ms. Sher and youth will be presenting on marijuana and prescription drug abuse.

Questions – limit 2 minutes per speaker

P.6 Presentation by Non-profit partners, Mira Vista United Church of Christ and Planting Justice share their plans for 5166 Sobrante Avenue, the site of the former Adachi nursery.

Questions – limit 2 minutes per speaker

P.7 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Questions – limit 2 minutes per speaker

Public Comment – for items not on the agenda
Limit 2 minutes per speaker

Discussions Items – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 – LP19-2018 Agency Comment Request. Land Use Permit Application. The applicant requests approval of a Land Use Permit/Development plan and Development Plan Modification for a new plant nursery, community coffee shop, gathering space for religious services, and office space within an existing building.

DI.2 – DP17-3048 Revised Development Plan Application

DI.3 – MS19-0005 Minor subdivision application. Applicant wants to subdivide the property into 4 lots.

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

SDI.2 Citizens for a Greener El Sobrante (C4AGES) invites you to participate their 4th annual clean-up event at the San Pablo Reservoir. Saturday June 22nd, 9AM to 1PM

Information Items

10.1 – County Planning Commission meeting held May 22, 2019. No items identified for El Sobrante.

10.2 – Contra Costa County Zoning Administrator May 20, 2019. No items identified for El Sobrante.

10.3 – SPAWNERS Volunteer Work Party. Saturday June 15th, 9:30AM to noon. Wilkie Creek Restoration Site, 4805 Santa Rita Road in Richmond. Meet at the Wilkie Creek restoration site to learn about native plant gardening and help us restore this beautiful creekside park! No experience necessary. People with all levels of experience are welcome. Please wear sturdy shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks.

ESMAC Subcommittees

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Announcements:

Agenda Items / Speakers for Upcoming ESMAC Meetings:

Adjournment:

El Sobrante Municipal Advisory Council

Present: Xina Ash, Jim Hermann, Andrew Chahrour, Tom Lang, Melinda McLain, Joe Sarapochillo, Shirley Winston

Excused Absence: Robin Tanner, Tom Owens

Absent:

Draft Minutes for Wednesday, May 8, 2019 7:00 PM

Pledge of Allegiance: Xina Ash

Call to Order/Welcome/Roll Call 7:04p

Approval of Minutes – Minutes for ESMAC 4-10-2019; Motion to accept as presented (Tom Lang, seconded)- Aye: Melinda McLain, Jim Hermann, Andrew Chahrour, Joe Sarapochillo, Shirley Winston, Xina Ash

Treasurer's Report –\$2,505

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford: Spike in scans via impersonating government agencies. Examples – Phone call cloaking as a government agency requesting gift cards or credit cards. Public can reach out to the Sheriff to report and the Sheriff can perform additional outreach as deemed appropriate.

P.2 Presentation by California Highway Patrol: stats fairly typical

P.3 Presentation by Contra Costa County Fire: Safety reminder to sleep with bedroom doors closed to help mitigate fire travel within the home. Fire Season preparations to create defensible space around the home. June 16, 2019 is the last day to sign up for the weed abatement program. Goats R Us has been used locally and recently for some of the vegetation management.

P.4 Presentation on illegal dumping issues – 1) by Brian Balbas, Contra Costa County Public Works Director to discuss the efforts of the County's Illegal Dumping Taskforce and: The Board of Supervisors has set up a Task Force to address the Illegal Dumping with focus on Education and outreach, Prevention, Agreements with Haulers and other related issues. 2) by Mikki Norris on neighborhood strategies: Provided overview of the 2/2/19 mtg initiated on Next Door where community members have brought forth ideas to work together to address Illegal Dumping. Some ideas surrounded working to get more neighborhood clean ups throughout the year, more competition for trash services, contract negotiations with Republic Services. John Astin was recognized as a local hero for using his trailer to pick up large items dumped on the roadsides over the years where the community had also lightly supported him with donations.

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report: The El Sobrante Library has embraced the community's concerns for after hour access and have modified their design to include an additional restroom that can be accessed by authorized groups for meetings after hours.

Public Comment –

Discussions Items – The Council will consider and act on the following:

DI.1 – Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings. (No applications were received this month)

DI.2 - VR19-1004 – Letter sent to Planner. No update to determination.

Short Discussion Items

SDI.1 – Report from El Sobrante Valley Planning and Zoning Advisory Committee

SDI.2 – ESMAC Land Use may be useful for 2020 General Plan Update. Town Hall Meeting to be held at the Elk's Lodge May 30, 2019 at 6pm.

Subcommittee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety - Andrew Chahrour expressed interest in Safety Committee

11.3 ESMAC Education Programs/ Outreach

Announcements: Community Clean up tentative the 1st Sat in October 2019

Adjournment: 9:25p Motion to adjourn (Tom Lang, seconded)- Aye: Melinda McLain, Jim Hermann, Andrew Chahrour, Joe Sarapochillo, Shirley Winston, Xina Ash

Submitted by Madam Chair Xina Ash

Date 5/15/19

REVISED 05/25/2017. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

LAND USE PERMIT APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER

Name The GOOD Table LLC

Address 780 Ashbury Avenue

City, State/Zip El Cerrito, CA 94530

Phone 415-378-3193 email melinda@miravistaucc.org

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.

☐ Check here if billings are to be sent to applicant rather than owner.

Owner's Signature _____

APPLICANT

Name Colleen Rodger

Address 5838 Robin Hood Drive

City, State/Zip El Sobrante, CA 94803

Phone 415-816-1492 email cmstudio@me.com

By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.

Applicant's Signature _____

CONTACT PERSON (optional)

Name Applicant

Address _____

City, State/Zip _____

Phone _____ email _____

PROJECT DATA

Total Parcel Size: 57981 sf

Proposed Number of Units: 0

Proposed Square Footage: 0

Estimated Project Value: _____

Project description (attach supplemental statement if necessary): see supplemental sheet

see attached sheet

↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓↓ FOR OFFICE USE ONLY ↓

Project description: The applicant requests approval of a Land Use Permit/Development Plan and Development Plan Modification for a new plant nursery, community coffee shop, gathering space for religious services, and office space within an existing building.

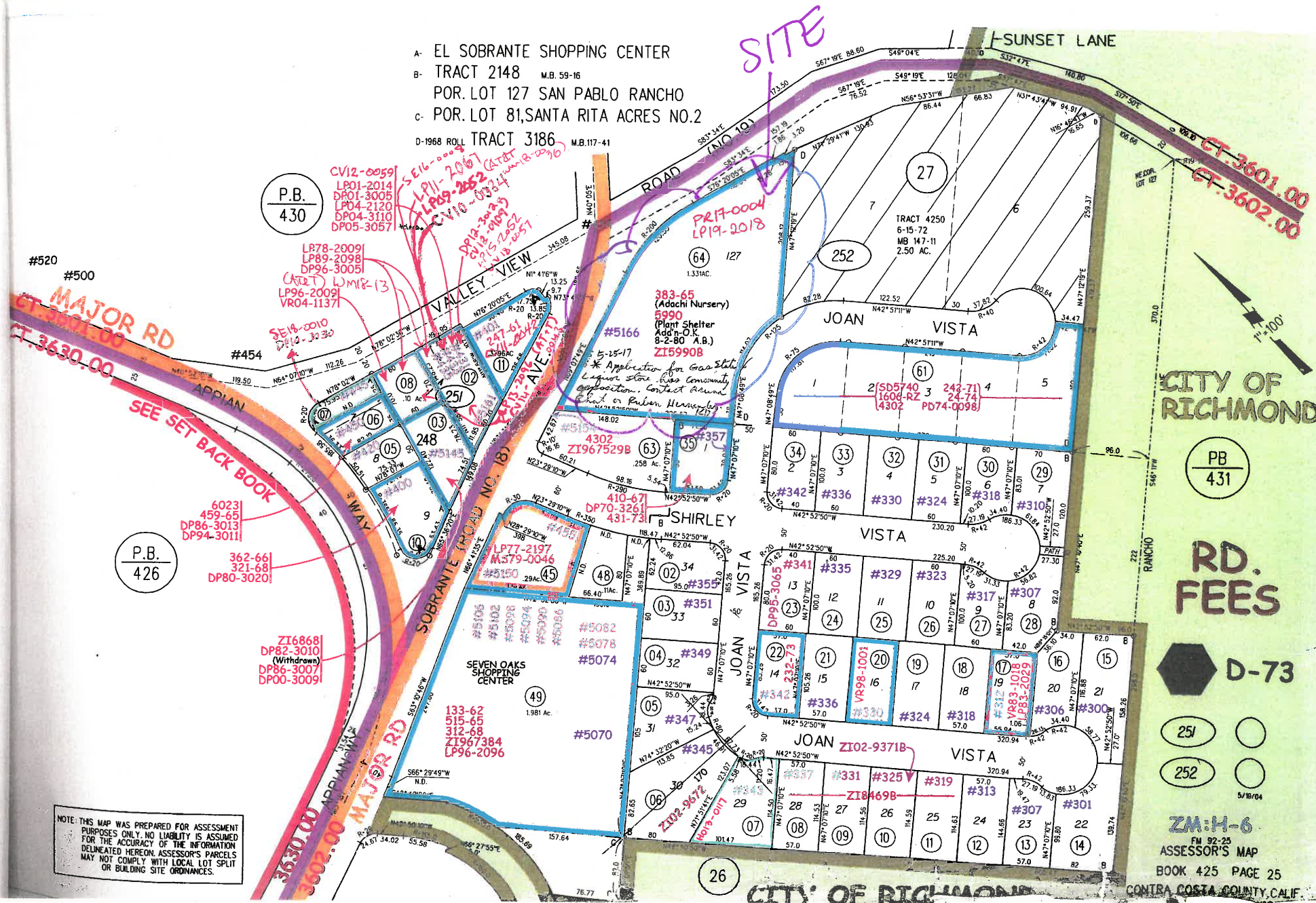
Property description: Lot 127 of San Pablo Rancho

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>425-252-064</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	<u>\$2,000</u>	S-	Site Address: <u>5166 Sobrante Ave</u>
Fire District: <u>Consolidated</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>P-1</u>
Sphere of Influence: <u>Richmond</u>	1/2% est. value over \$100,000		S-029	Census Tract: <u>3602</u>
Flood Zone: <u>X</u>	#Units _____ x \$195.00		S-014	Atlas Page: <u>H-6</u>
Panel Number:	Sq. Ft. x \$0.20		S-052	General Plan: <u>M-12</u>
x-ref Files:	Notification Fee	<u>15.00 / 30.00</u>	S-048	LP/DP Combination: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	5884	Supervisory District: <u>1</u>
	Environmental Health Dept.	<u>57.00</u>		Received by: <u>M. Mitchell</u>
	Other: <u>Substantial Modification P-1</u>	<u>3,000</u>		Date Filed: <u>5-13-2019</u>
Concurrent Files:	TOTAL	<u>\$5,087</u>		File # <u>LP19-2018</u>
	Receipt	<u>#190005567</u>		
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

INSTRUCTIONS ON REVERSE

- A- EL SOBRANTE SHOPPING CENTER
- B- TRACT 2148 M.B. 59-16
POR. LOT 127 SAN PABLO RANCHO
- C- POR. LOT 81, SANTA RITA ACRES NO.2
- D-1968 ROLL TRACT 3186 M.B.117-41

SITE



CITY OF RICHMOND

PB 431

RD. FEES

D-73

251
252

ZM:H-6

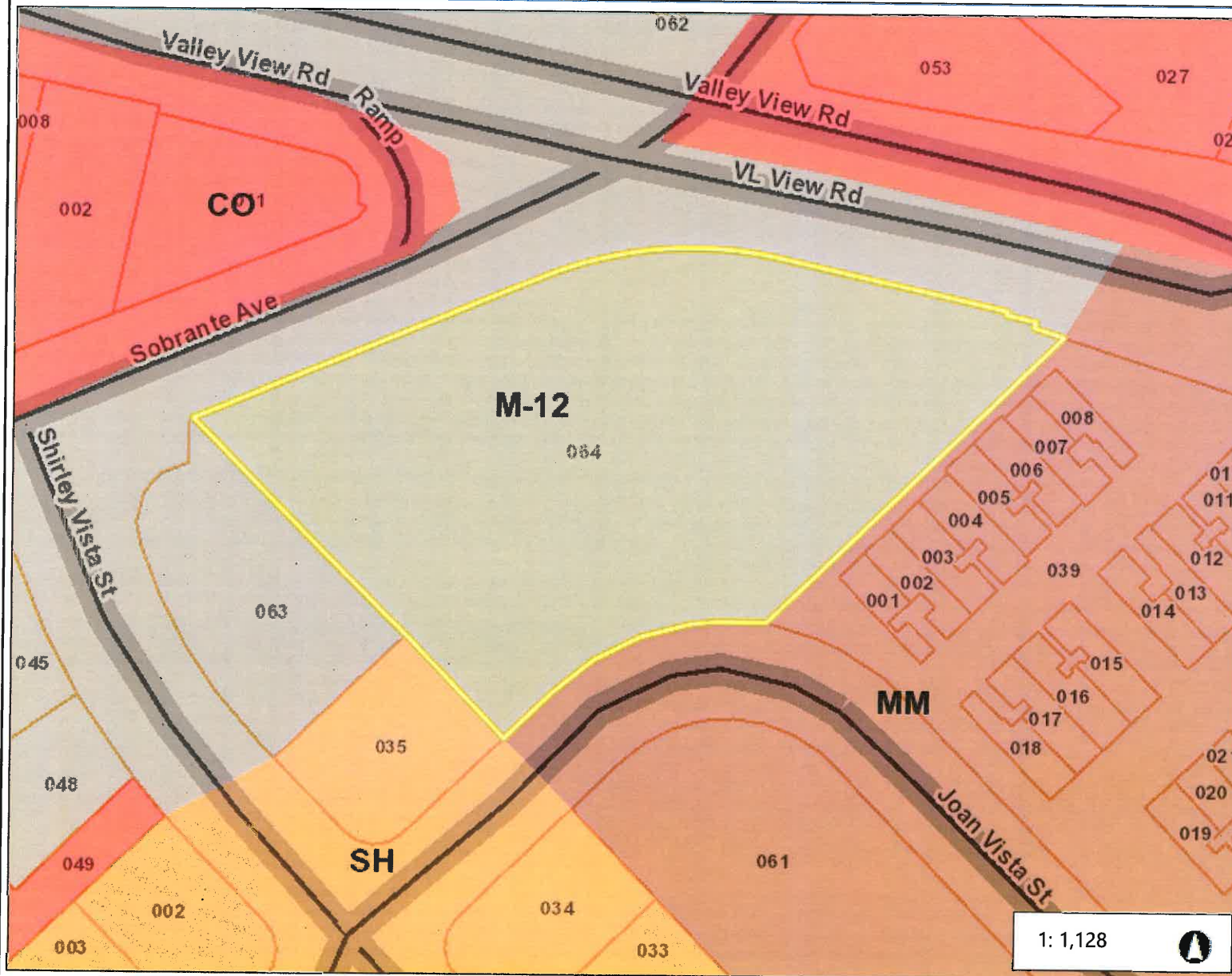
FM 92-25

ASSESSOR'S MAP

BOOK 425 PAGE 25

CONTRA COSTA COUNTY, CALIF.

General Plan: M-12



Legend

City Limits

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lr
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercie
- M-6 (Bay Point Residential Mixed L
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Applan Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed

Notes

Contra Costa County -DOIT GIS

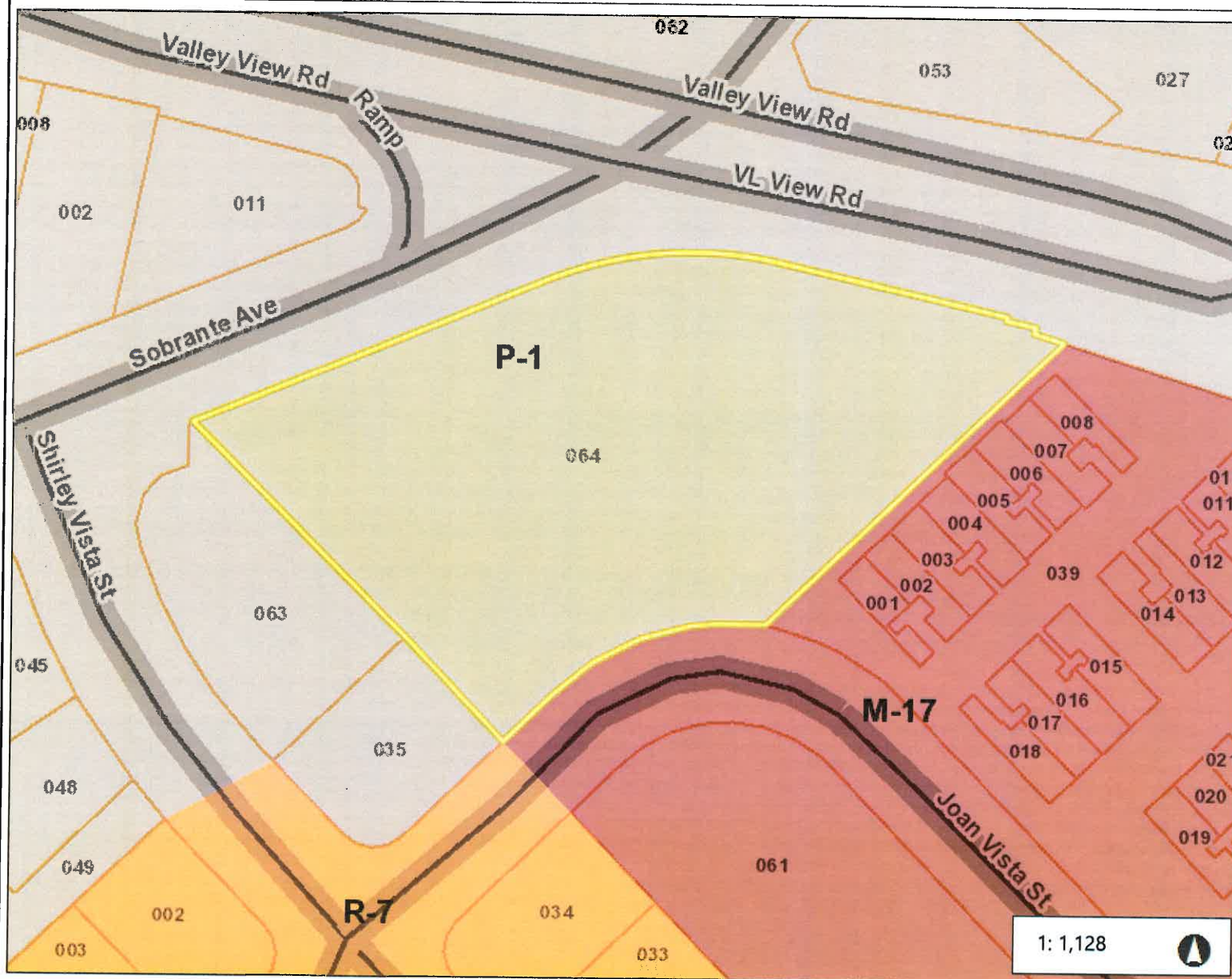
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning: P-1 (El Sobrante)



Legend



City Limits

Zoning

- R-6 (Single Family Residential)
- R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Residenti Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenti Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenti Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)

Notes

Contra Costa County -DOIT GIS

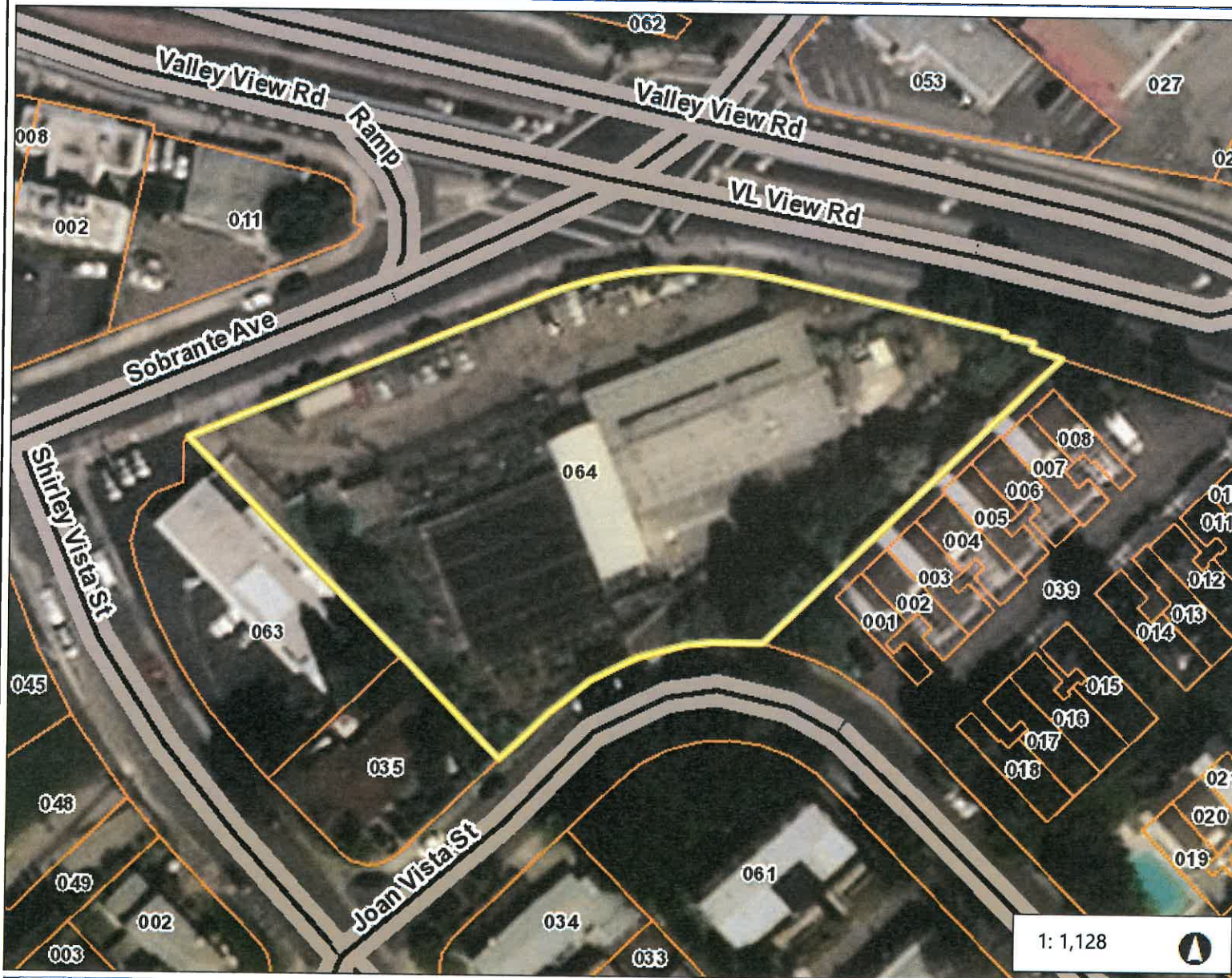
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Aerial Photograph



Legend

- City Limits
- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 1,128



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

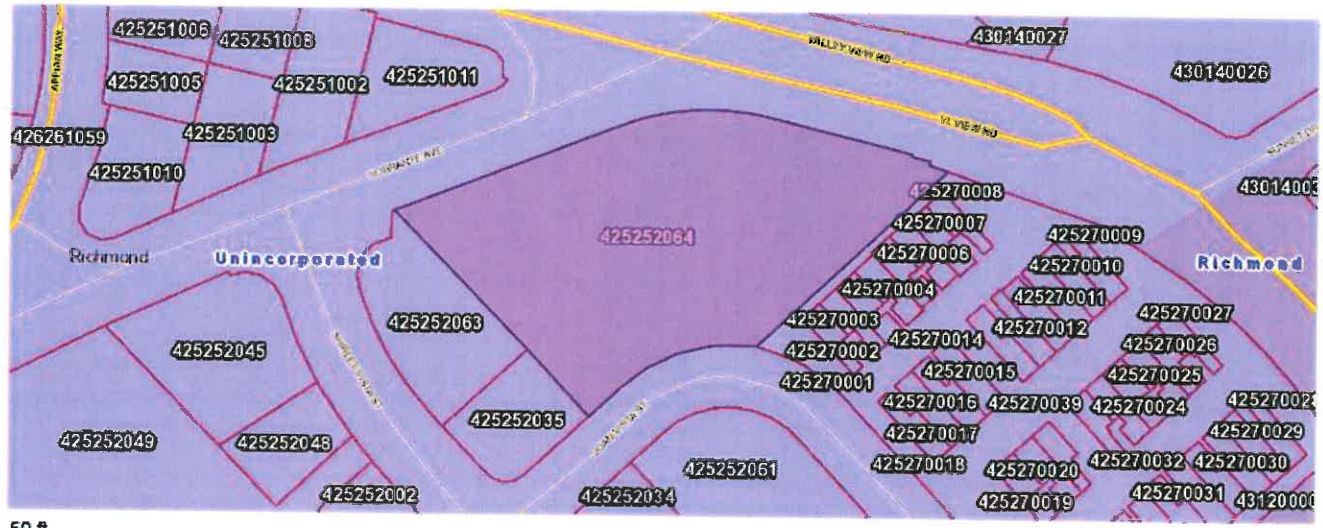
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Notes

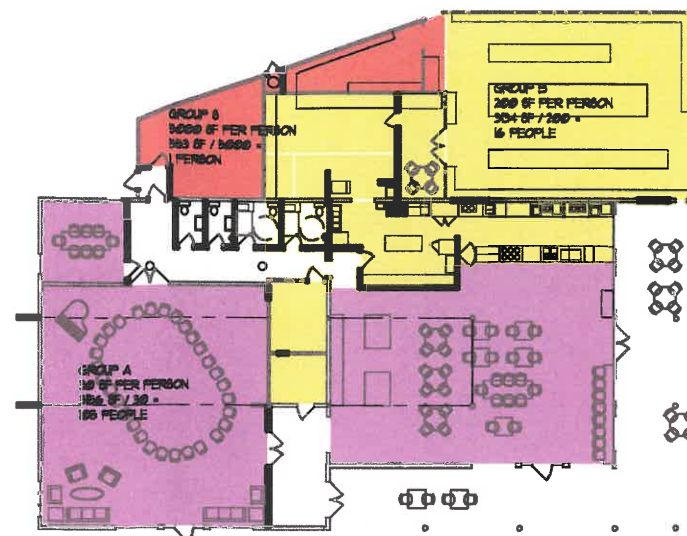
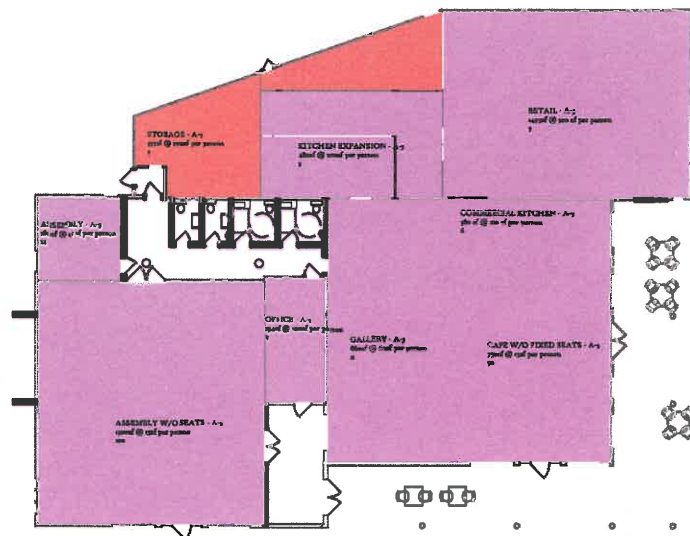
Contra Costa County -DOIT GIS

Sphere of Influence: Richmond



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LP19-2018
 RECEIVED
 CONTRA COSTA COUNTY
 MAY 13 2019
 Dept of Conservation & Development

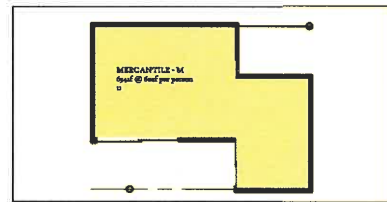


EACH ROOM WITH MORE THAN 49 OCCUPANTS HAS TWO EXITS MORE THAN HALF THE DIAGONAL APART.

FROM 506.3:
 PERIMETER ALONG PUBLIC WAY

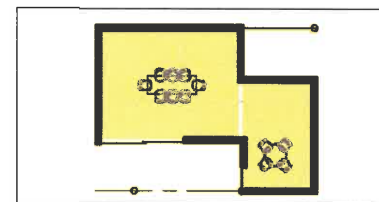
PERIMETER ENTIRE	WIDTH OF PUBLIC WAY
195	30
390	75.5

$\frac{195}{390} - 0.25 = 0.6291$



INSET PLAN OF DETACHED WORKSHOP

WE WILL REMOVE THE TWO EXISTING UNDERSIZED RESTROOMS. CALIFORNIA PLUMBING CODE TABLE 422.1 REQUIRES 4-5 RESTROOMS FOR 122 OCCUPANTS, WE WILL BUILD 4 UNISEX, OF WHICH 2 WILL BE ACCESSIBLE AS THE 20% FOR A.D.A. ACCESSIBILITY UPGRADES.



INSET PLAN OF DETACHED WORKSHOP



RESTROOM CALCS

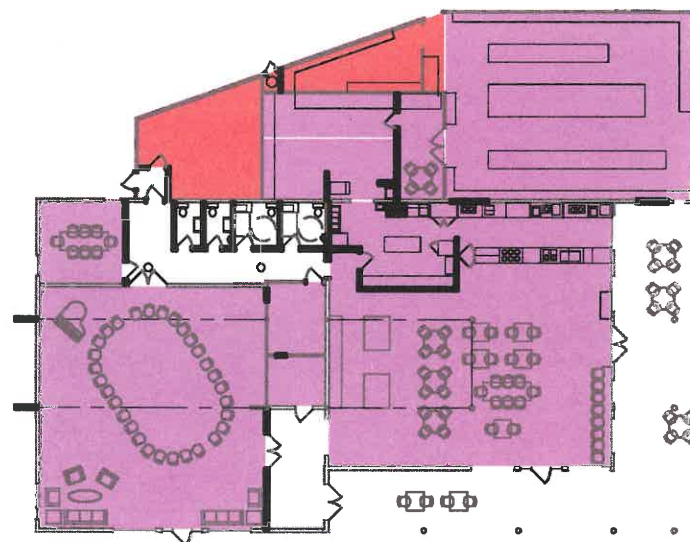
SCALE: 1/16" = 1'

FROM 506.2.1:
 AREA allowable = 6000 + (6000 x 0.6291) = 9775 sf



OCCUPANCY

SCALE: 1/16" = 1'

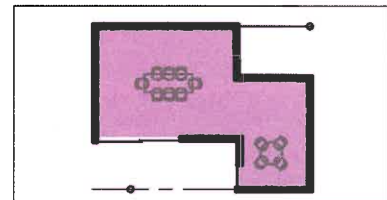


USE PER P-1
 COMMERCIAL OFFICE
 STORAGE

AREA
 6785 sf
 540 sf

PARKING
 1500 = 23
 10000 = 1

total 24 spaces



INSET PLAN OF DETACHED WORKSHOP



PARKING

SCALE: 1/16" = 1'



ADJACENCIES AND SETBACKS

SCALE: NONE

SHEET INDEX

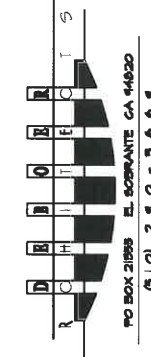
- A-0 General Notes, vicinity map,
- A-1 Site Plan
- A-2 Demolition Plans
- A-3 Floor Plans
- A-4 Elevations

PROJECT INFORMATION

TOTAL FLOOR AREA 8024 sf
 LOT AREA 57981 sf
 LOT COVERAGE ALLOWED 40%
 LOT COVERAGE BUILDING 13.8% (UNCHANGED)
 LANDSCAPE 46.8% (UNCHANGED)

USE PERMIT FOR

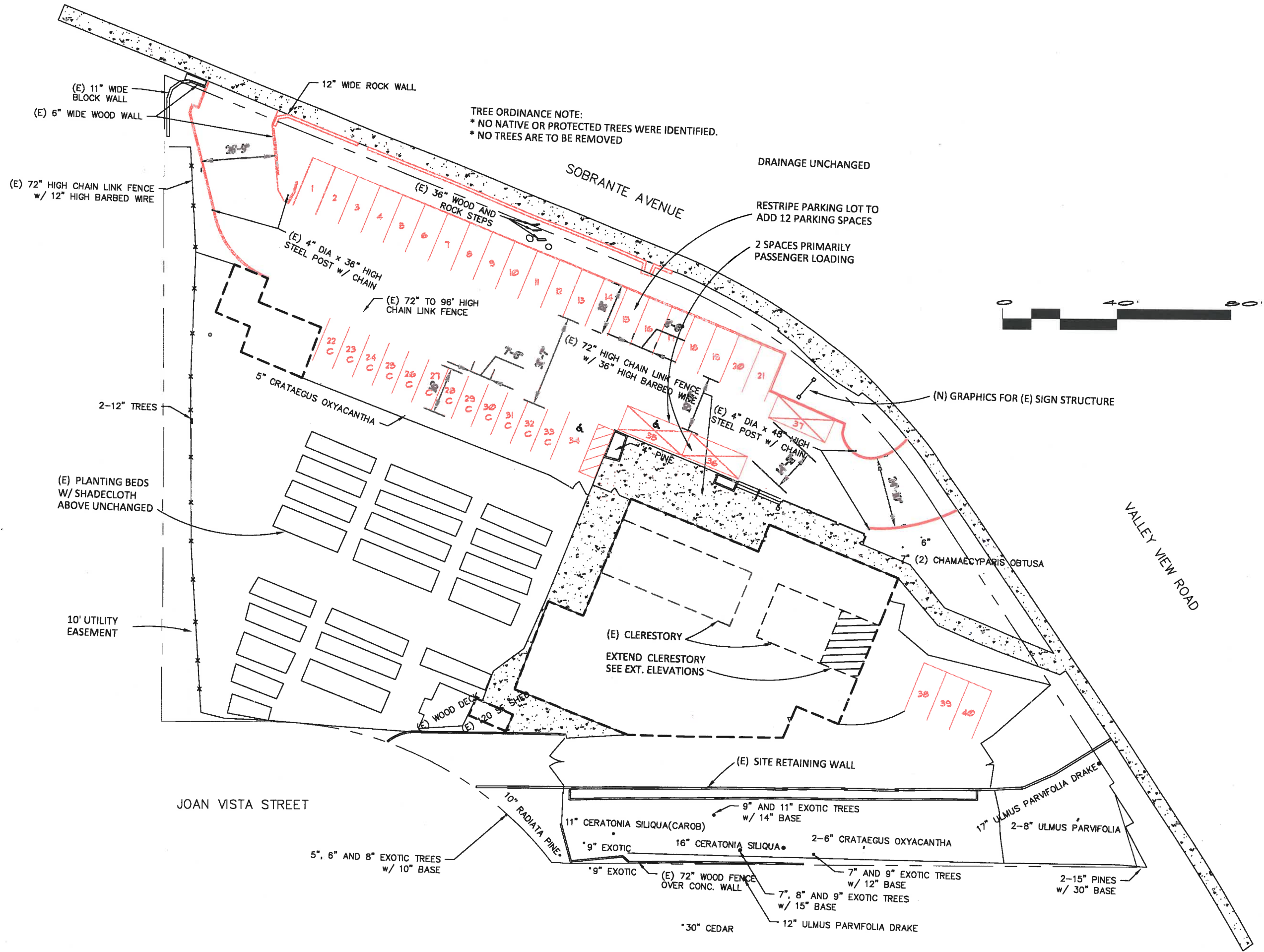
THE GOOD TABLE LLC
 5166 SOBRANTE AVE
 El Sobrante, CA 94803



SCALE: -

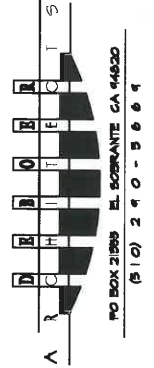
DRAWN: DANIEL DODDER
 DATE: 7 MAY, 2019

SHEET NUMBER:
A-0
 OF 5

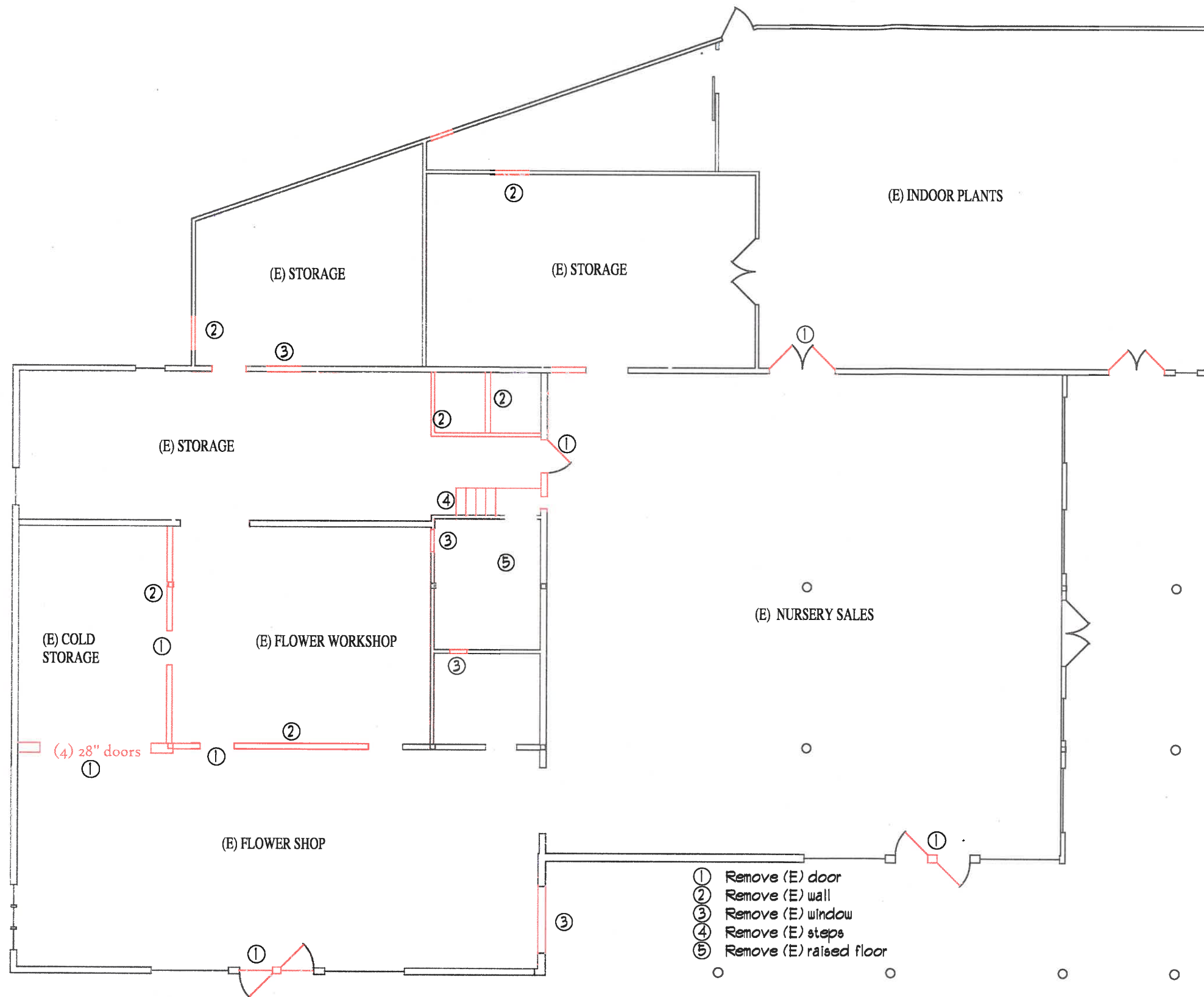





SITE PLAN
SCALE: 1/200

USE PERMIT FOR
THE GOOD TABLE LLC
5166 SOBRANTE AVE
EL SOBRANTE, CA 94803

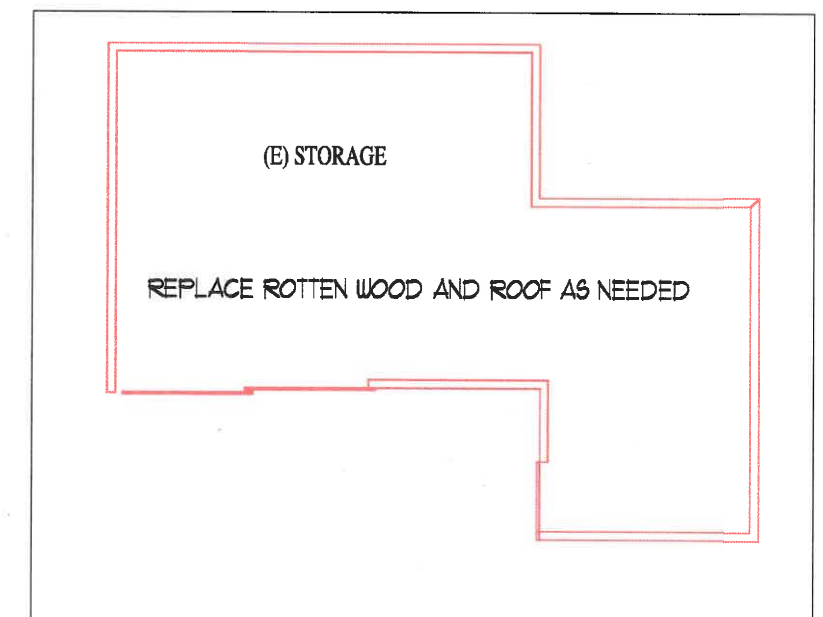


SCALE: 1/200
DRAWN: DARREL PERZER
DATE: 7 MAY, 2019
SHEET NUMBER:
A-1
OF 5



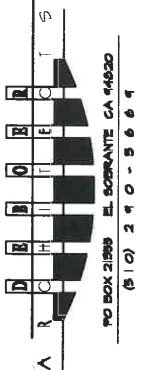
-  (N) WALL
-  (E) WALL
-  DEMO WALL

- ① Remove (E) door
- ② Remove (E) wall
- ③ Remove (E) window
- ④ Remove (E) steps
- ⑤ Remove (E) raised floor

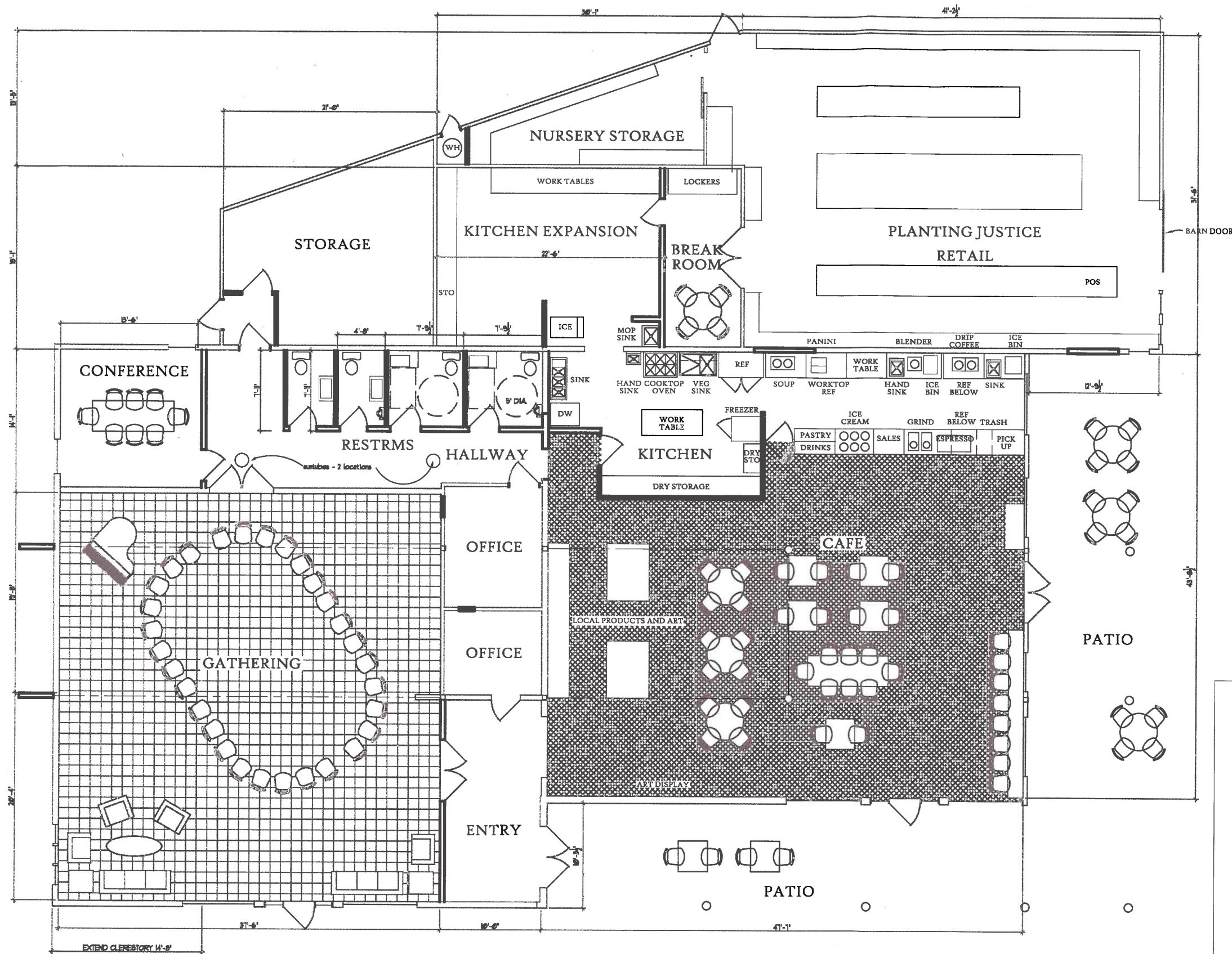


DEMOLITION PLAN
 SCALE: 3/16"=1'-0"
 NORTH

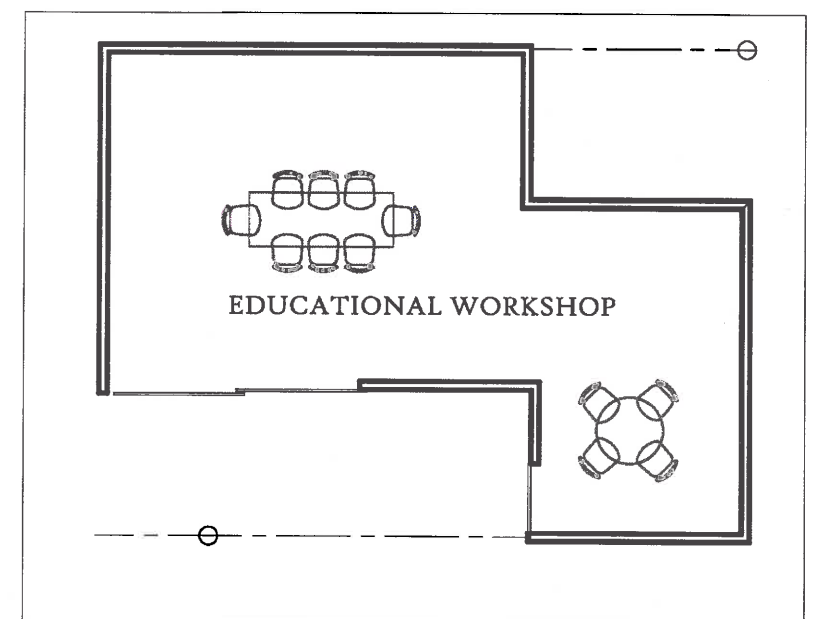
USE PERMIT FOR
 THE GOOD TABLE LLC
 5166 SOBRANTE AVE
 EL SOBRANTE, CA 94803



SCALE: 1/4"=1'-0"
 DRAWN: DANIEL DEBOER
 DATE: 7 MAY, 2019
 SHEET NUMBER:
A-2
 OF 5

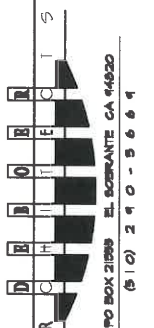


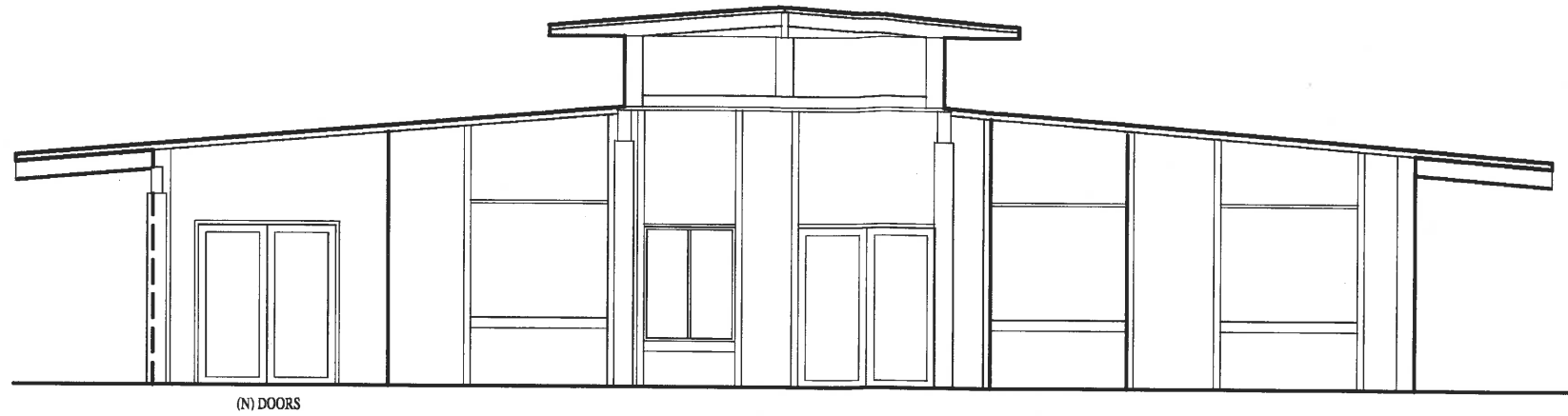
MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"
NORTH



INSET FLOOR PLAN
SCALE: 3/16"=1'-0"
NORTH

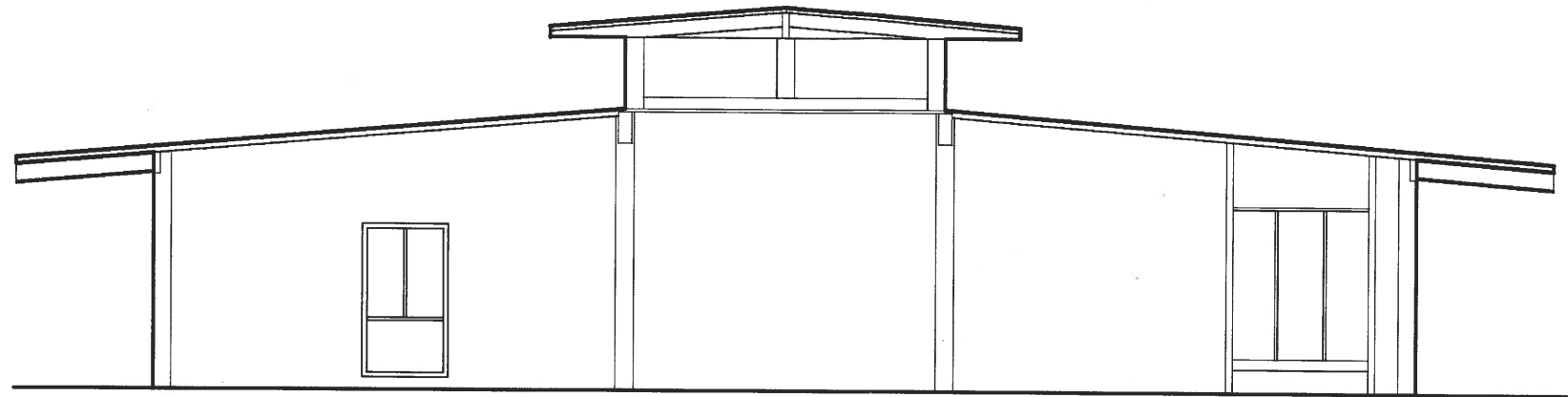
USE PERMIT FOR
THE GOOD TABLE LLC
5166 SOBRANTE AVE
El Sobrante, CA 94803



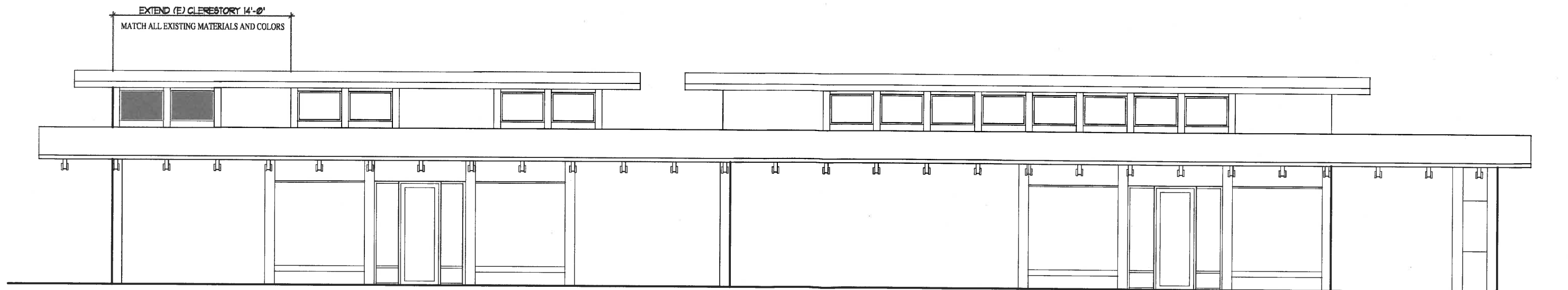


(N) DOORS

MAIN BUILDING RIGHT SIDE (WEST)
SCALE: 1/4"=1'-0"



MAIN BUILDING LEFT SIDE (EAST)
SCALE: 1/4"=1'-0"



EXTEND (F) CLERESTORY 14'-0"
MATCH ALL EXISTING MATERIALS AND COLORS

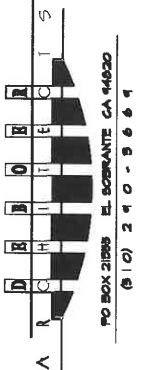
(N) DOOR AND SIDELITES

MAIN BUILDING FRONT (NORTH)
SCALE: 1/4"=1'-0"

(N) DOOR AND SIDELITES

USE PERMIT FOR

THE GOOD TABLE LLC
5166 SOBRANTE AVE
EL SOBRANTE, CA 94803



SCALE: 1/4"=1'-0"
DRAWN: DANIEL DESKER
DATE: 7 MAY, 2019
SHEET NUMBER:
A-4
OF 5

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258



5/1/19
(8)

AGENCY COMMENT REQUEST

Date 05/01/19

We request your comments regarding the attached application currently under review.

DISTRIBUTION

Internal

- ☒ Building Inspection ☐ Grading Inspection
☐ Advance Planning ☐ Housing Programs
☐ Trans. Planning ☐ Telecom Planner
☐ ALUC Staff ☐ HCP/NCCP Staff
☐ APC Floodplain Tech ☐ County Geologist

Health Services Department

- ☒ Environmental Health ☐ Hazardous Materials

Public Works Department

- ☐ Engineering Services (Full-size + email x3)
☐ Traffic
☐ Flood Control (Full-size) ☐ Special Districts

Local

- ☒ Fire District CONTRA COSTA
☒ Consolidated - (email) fire@cccfd.org

- ☒ Sanitary District WEST COUNTY

- ☒ Water District EBRUUD

- ☒ City of SAN PABLO

- ☐ School District(s) _____

- ☐ LAFCO

- ☐ Reclamation District # _____

- ☐ East Bay Regional Park District

- ☐ Diablo/Discovery Bay/Crockett CSD

- ☒ MAC/TAC EL SOBRANTE

- ☐ Improvement/Community Association

- ☐ CC Mosquito & Vector Control Dist (email)

Others/Non-local

- ☐ CHRIS (email only: nwic@sonoma.edu)

- ☐ CA Fish and Wildlife, Region 3 - Bay Delta

- ☐ Native American Tribes

Additional Recipients

- ☒ EL SOBRANTE VALLEY PLANNING
AND ZONING ADVISORY
COMMITTEE

Please submit your comments to:

Project Planner STAN MURAOKA

Phone # 925-674-7781

E-mail stanley.muraoaka@dcd.cccounty.us

County File # DP17-3048

Prior to May 31, 2019

We have found the following special programs apply to this application:

NO Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # _____

NO 60-dBA Noise Control

NO CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature _____

DATE _____

Agency phone # _____

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

May 1, 2019

To: Agency Reviewers

Subject: Revised Development Plan Application
Development Plan (County File DP17-3028)
APN: 420-034-004

Dear Agency Reviewers:

The original November 8, 2017 DP17-3048 Development Plan application was a result of a request for a public hearing of a September 26, 2017 Small Lot Design Review application for an addition to the existing single-family residence at 3518 Carlfield Street in the El Sobrante area in unincorporated Contra Costa County. The original residence includes a living room, a kitchen, a dining room, one bedroom, one bathroom, and a one-car garage that has been converted into two bedrooms. There are no County records of the garage conversion.

The September 2017 Small Lot Design Review application was to: demolish an existing, unpermitted addition to the rear of the original residence that includes three bedrooms, two bathrooms, a family room, a kitchen, and a dining room; construct a new addition that would include three bedrooms, two bathrooms, and a family room; restore the garage space to a garage; and remove the existing shed at the rear of the original residence near the western property line.

On April 29, 2019, the owner and the owner's architects submitted revised plans for the Development Plan application. The owner has stated that there was no kitchen in the unpermitted addition and that that area was a laundry room. The owner has also restored the garage and removed the two bedrooms. Accordingly, the April 2019 plans show the existing residence to include a living room, a kitchen, a dining room, one bedroom, one bathroom, and a one-car garage; and, the existing unpermitted addition to include three bedrooms, two bathrooms, a family room, and a laundry room.

The owner proposes to keep and legalize the addition. Based on a survey map that the owner submitted on April 25, 2019, the addition is located between 13.21 and 13.25 feet of the southern property line, and is within the secondary setback of the property that is the frontage of San Pablo Dam Road. Consequently, a Variance permit will be processed as part of the

Development Plan application to allow a minimum setback of 13.21 feet where 15 feet is required. The owner also proposes to reduce the size of the shed located at the rear of the original residence. The shed is 50 feet from the primary frontage of Carlfield Street, and currently within the required 3-foot side yard along the western property line. With the modification to the size of the shed, it will be outside of the required 3-foot side yard.

If you have any questions or need further assistance, please do not hesitate to contact me by phone at (925) 674-7781 or by email at Stanley.Muraoka@dcd.cccounty.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Muraoka", with a long horizontal flourish extending to the right.

Stan Muraoka, AICP
Senior Planner

cc Owner
 File DP17-3028

CT. 3630.00
CHECK FLOOD
ZONE

PORTAL
MAJOR RD
JUL 12 2007
JUL 12 2007

**CITY OF
RICHMOND**

STATE

FOR ASSESSMENT
PROPERTY IS ASSUMED
THE INFORMATION
ABOUT PARCELS
LOCAL LOT SPLIT
DIMENSIONS

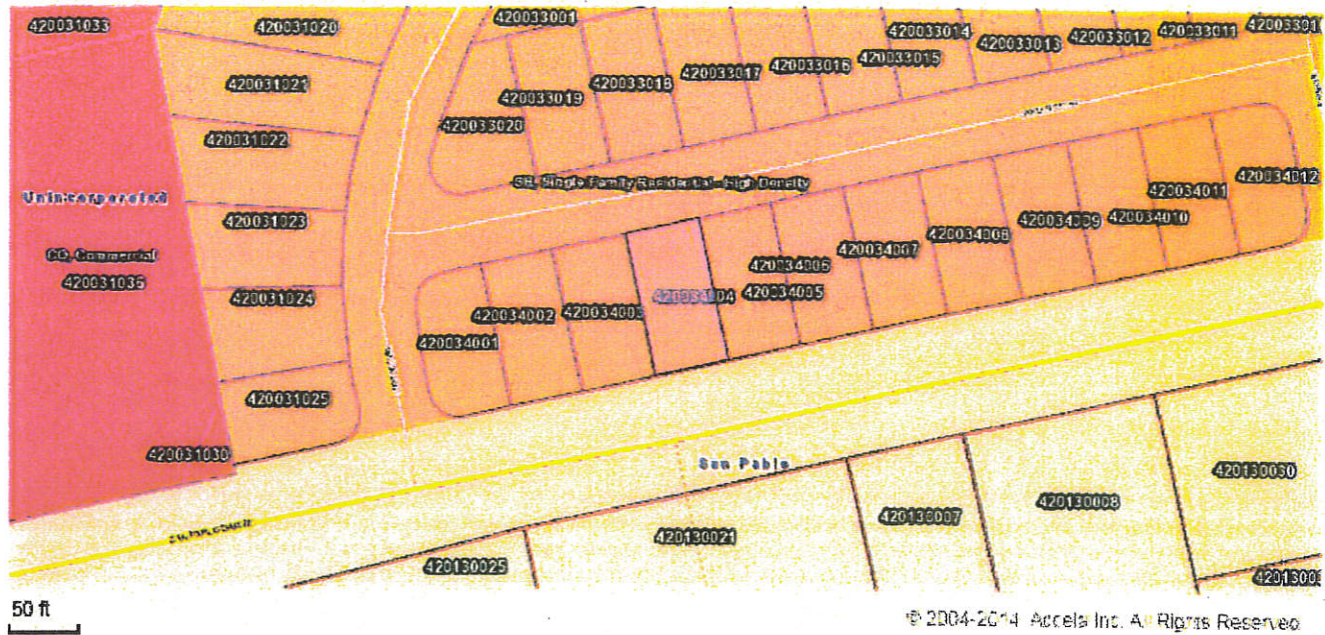
MAJOR

73

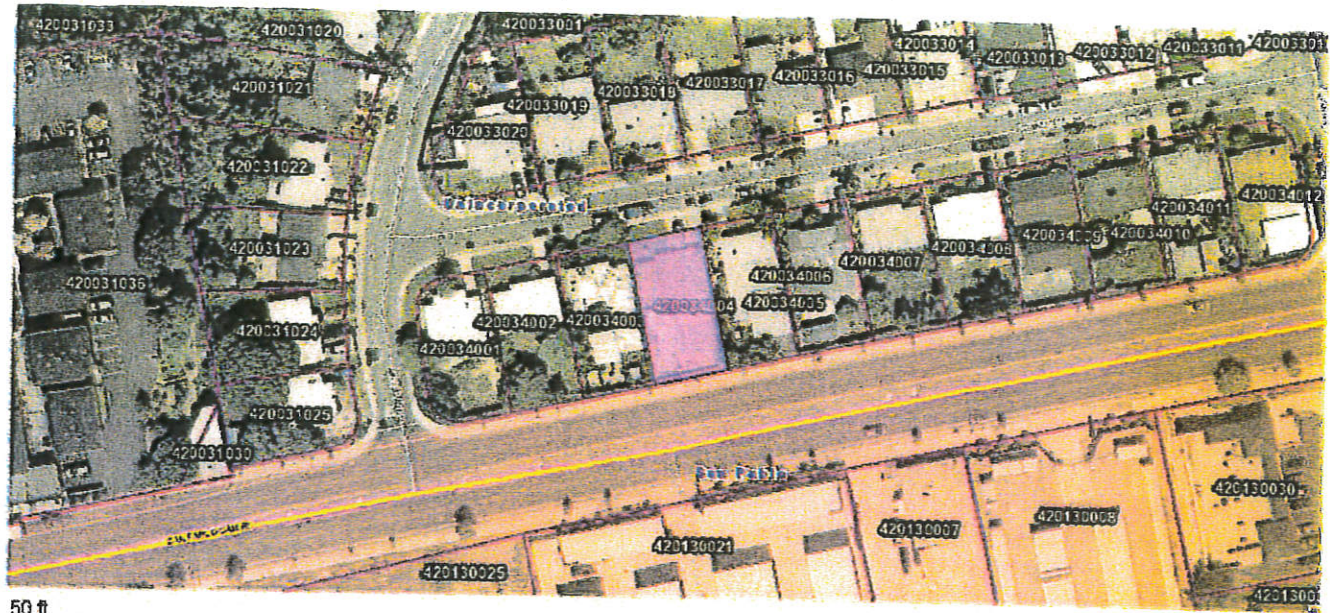
ZM: J-5
217
COSCOBIS MAR

FILE 3/57 CONTRA COSTA COUNTY, CALIF.

General Plan: Single-Family High Density

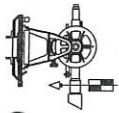


Aerial Photo



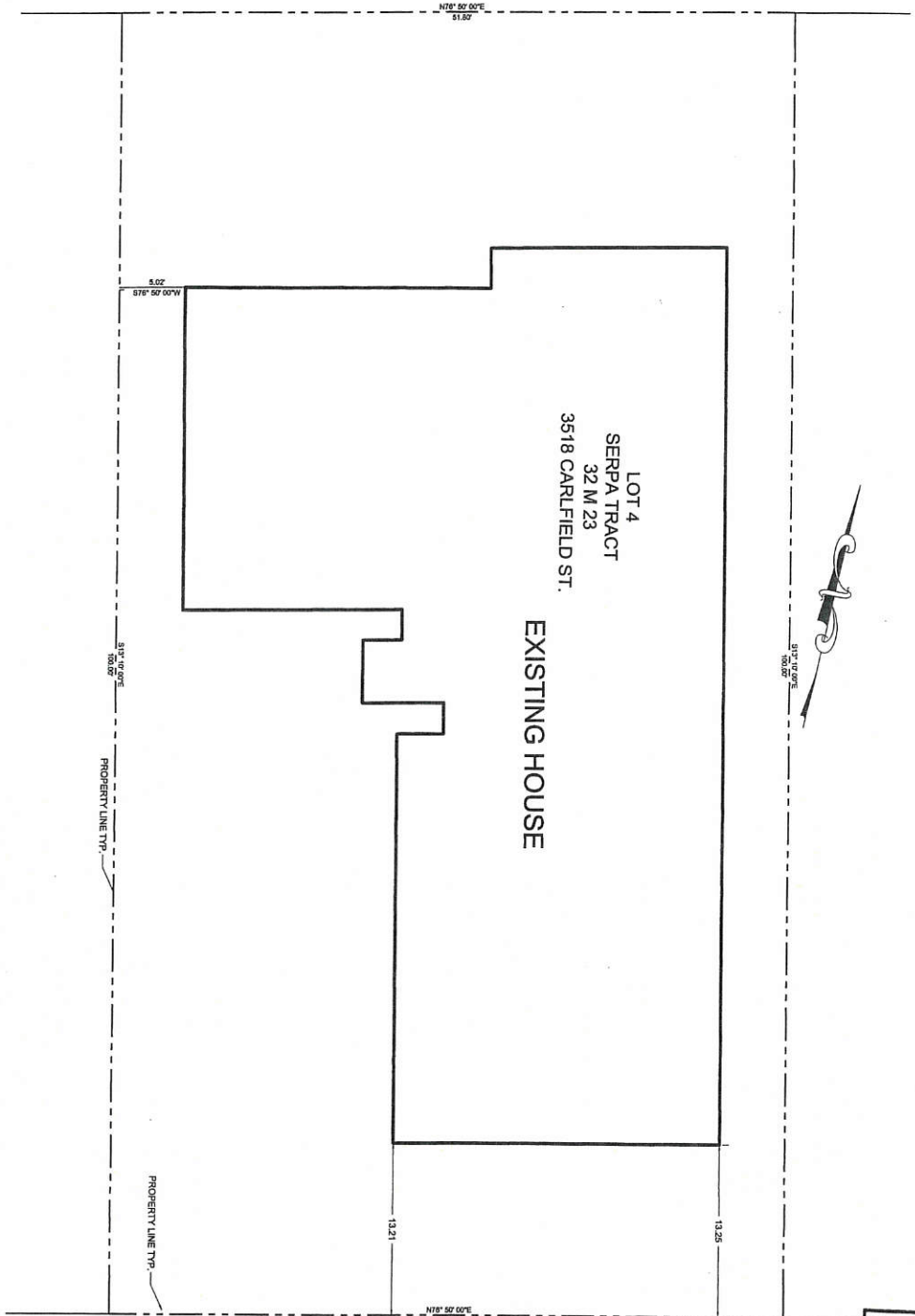
© 2004-2014 Accela Int. All Rights Reserved

DP17-3048 APRIL 25, 2019 SURVEY MAP



CUNHA ENGINEERING INC. ■■■

CARLFIELD ST.



THIS SURVEY WAS PREPARED BY
ME OR UNDER MY DIRECTION:

Vincent H. Cunha
VINCENT H. CUNHA
MARCH 18, 2019



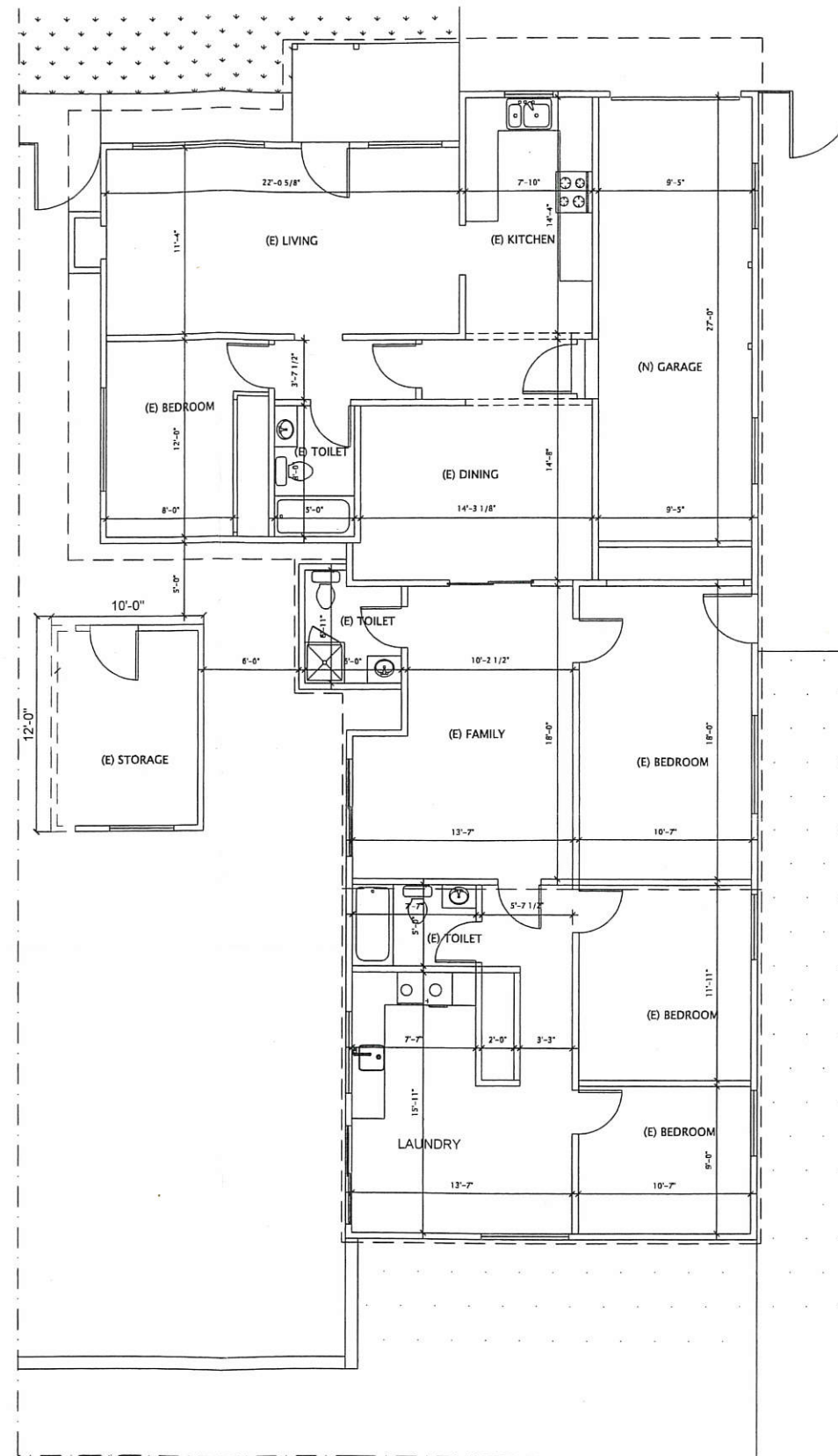
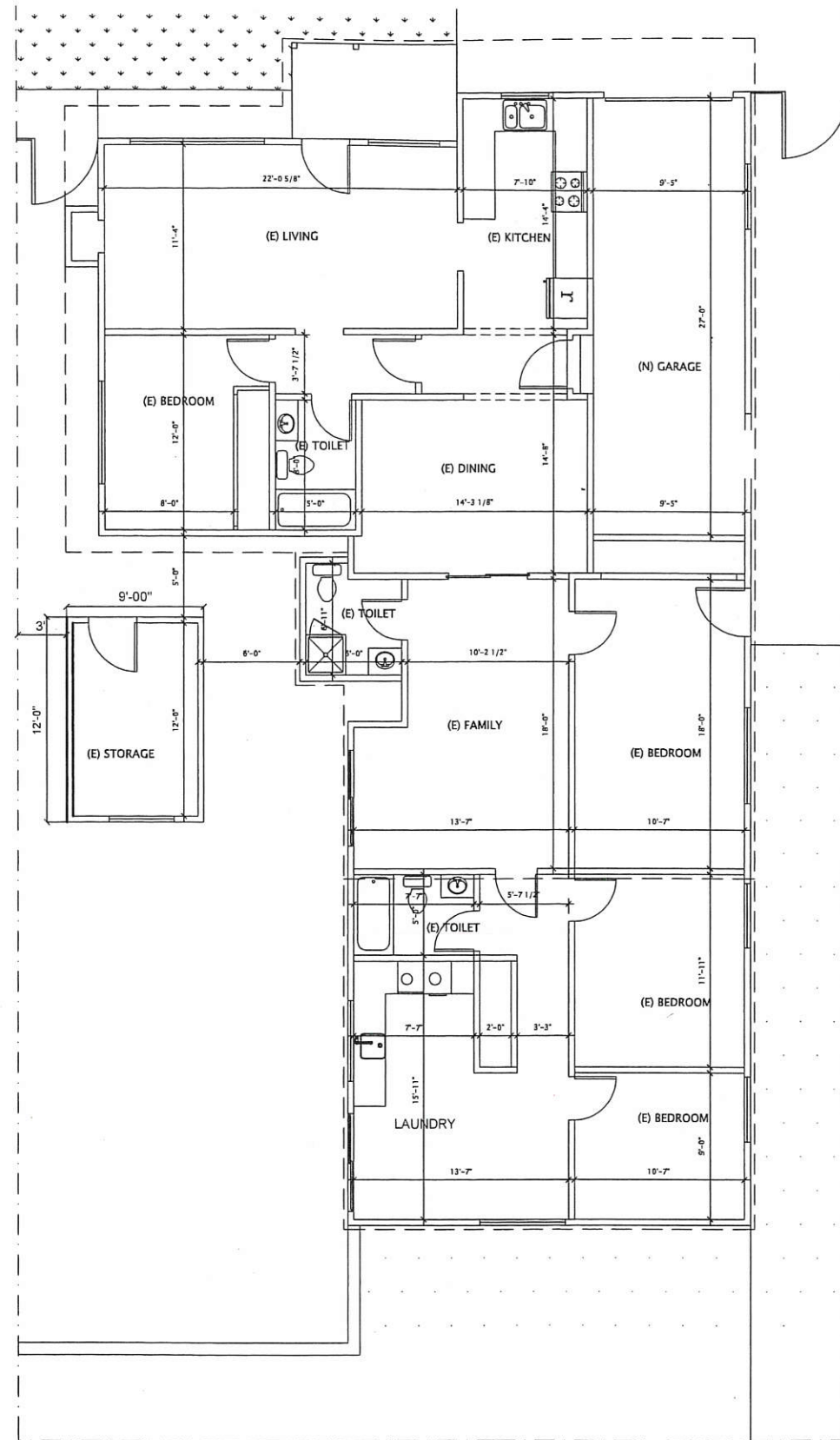
CAMINO PABLO

RECEIVED
CONTRA COSTA COUNTY
APR 25 2019
Dept of Conservation & Development
DP17-3048




SHEET NUMBER OF 1 SHEETS DRAWING NO. 210037	HOUSE LOCATION 3518 CARLFIELD STREET EL SOBRANTE	CUNHA ENGINEERING INC. 701 BELMONT WAY, STE. A PINOLE, CALIFORNIA 94564 (510) 741-8290	DESIGNED BY: V.H.C. DRAWN BY: V.H.C. CHECKED BY: V.H.C. SCALE: 1"=4'	BY DATE DESCRIPTION	APRR. BY CITY DATE BY
	APPROVED BY: R.C.E. No. DATE				

DP17-3048 APRIL 29, 2019 PLANS

A-0



Legend:

	Existing wall
	Demolition
	Proposed wall

DESIGNED & DRAWN BY:
MOHAMMED SUBHANI
856 LASSEN STREET
RICHMOND, CALIFORNIA 94805
T: 510-260-7314
EMAIL: msubhani85@gmail.com

EDITED BY
OMAR KHEMICI
1341 RIBBON STREET
FOSTER CITY, CA 94404
T: 510-289-9133
EMAIL: okhemic@gmail.com

SALEEM SALIMI RESIDENCE
EXISTING RESIDENCE EXTENSION
3518 CARLFIELD STREET
EL SAOBRAANTE, CALIFORNIA 94803
APN # 420-034-004
(510) 734 - 4900

[illegible]

FLOOR AND ROOF PLANS

DATE: 04-22-2019

A-1

EDITED BY
OMAR KHEMICI
1341 RIBBON STREET
FOSTER CITY, CA 94404
T: 510-289-9133
EMAIL: okhemic@gmail.com

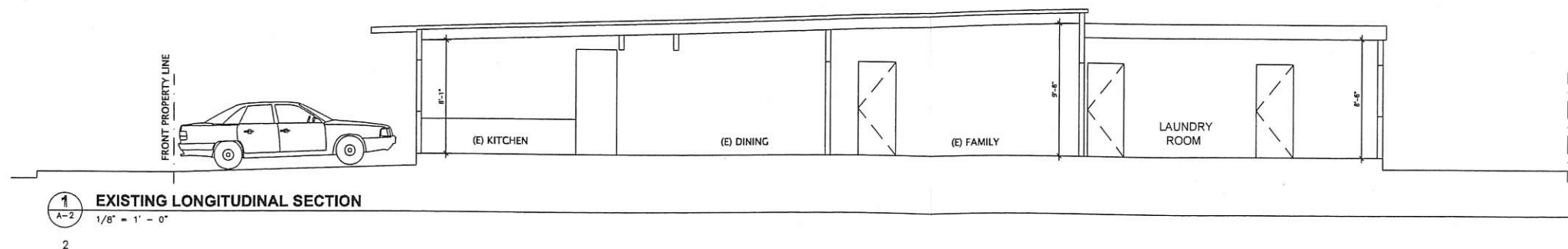
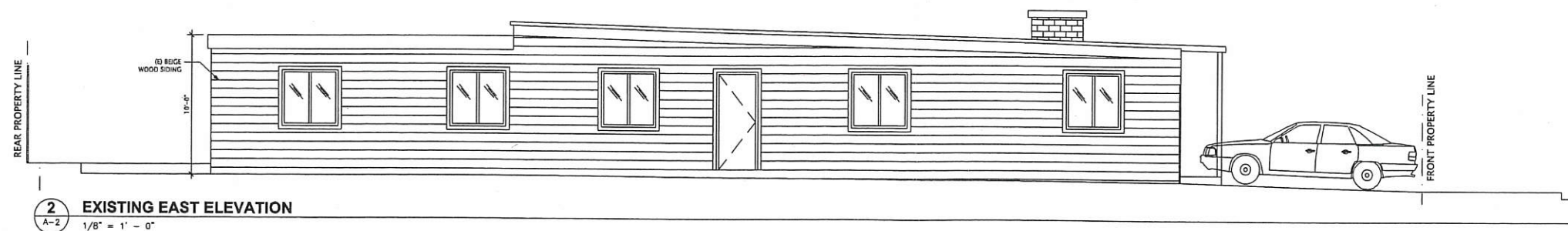
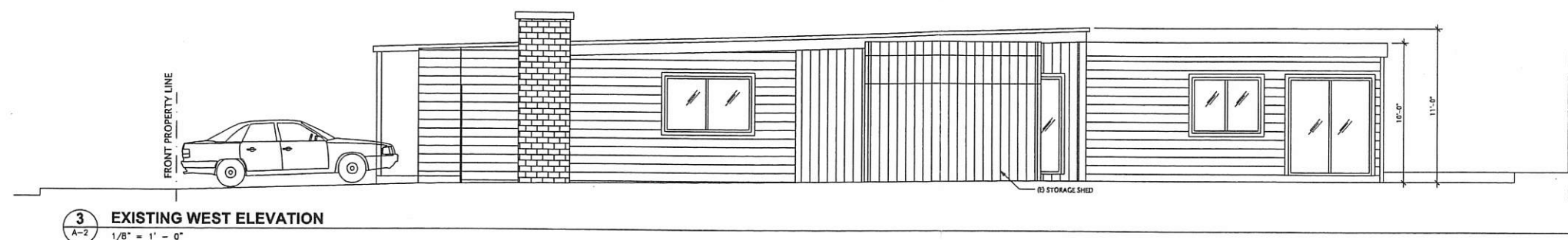
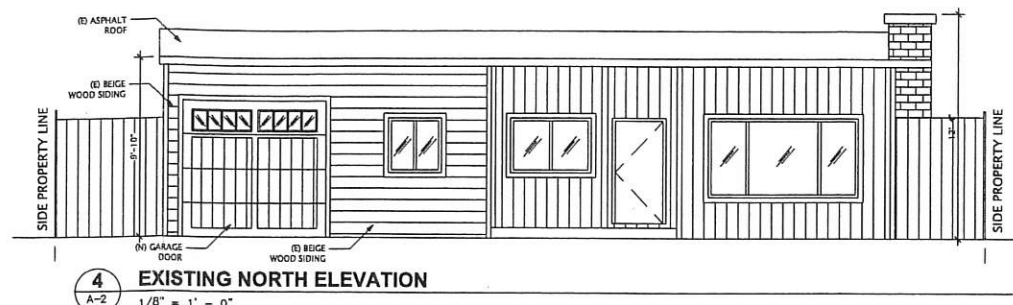
SALEEM SALIMI RESIDENCE
EXISTING RESIDENCE EXTENSION
3518 CARLFIELD STREET
EL SAOBRANTE, CALIFORNIA 94803
APN # 420-034-004
(510) 734 - 4900

[illegible]

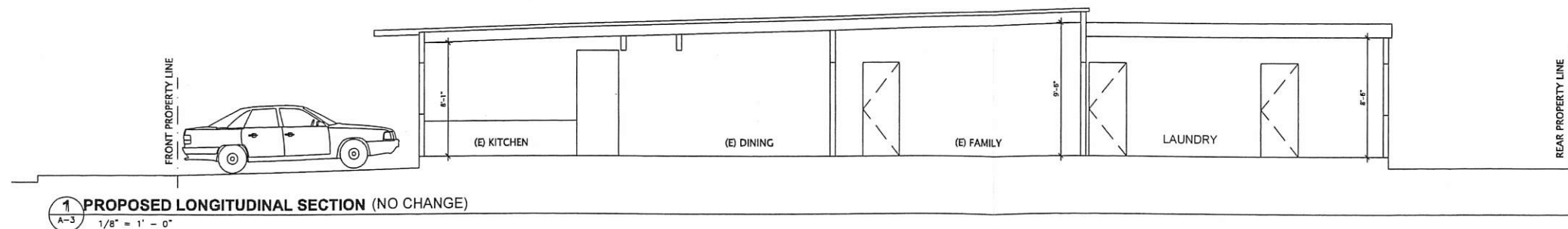
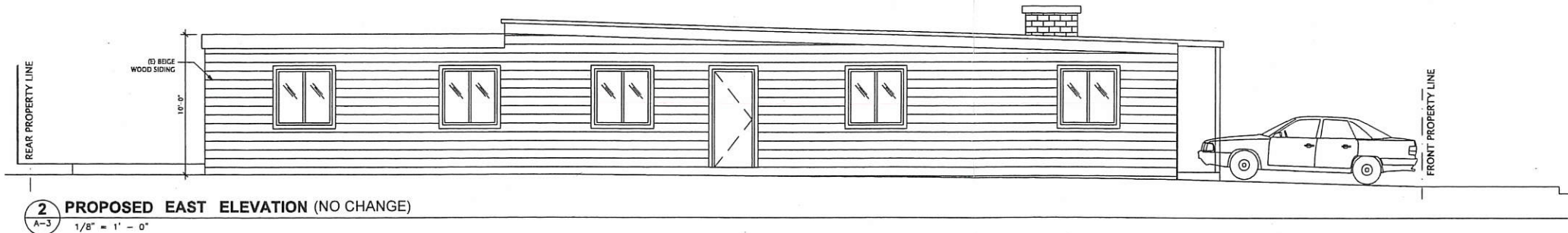
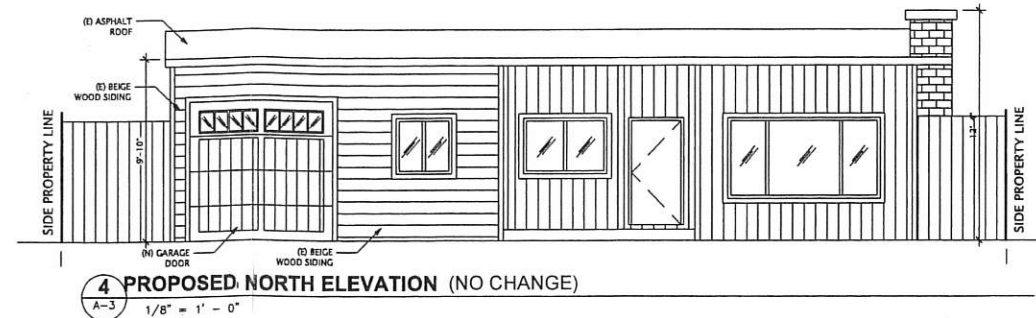
**EXISTING SECTION &
ELEVATIONS**

DATE: 04-22-2019

A-2



EDITED BY
OMAR KHEMICI
1341 RIBBON STREET
FOSTER CITY, CA 94404
T: 510-289-9133
EMAIL: okhemic@gmail.com



SALEEM SALIMI RESIDENCE
EXISTING RESIDENCE EXTENSION
3518 CARLFIELD STREET
EL SAOBRANTE, CALIFORNIA 94803
APN # 420-034-004
(510) 734 - 4900

[illegible]

DATE: 04-22-2019

A-3

5/29 (18) SW

Date 5/29/19

DISTRIBUTION	<i>Please submit your comments to:</i>
<u>Internal</u>	Project Planner <u>Sean Tully</u>
<input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection	Phone # <u>(925) 674-7800</u>
<input checked="" type="checkbox"/> Advance Planning _____ Housing Programs	E-mail <u>Sean.Tully@dcclccccounty.us</u>
<input checked="" type="checkbox"/> Trans. Planning _____ Telecom Planner	County File # <u>MS19-0005</u>
_____ ALUC Staff _____ HCP/NCCP Staff	Prior to <u>June 22, 2019</u>
_____ APC Floodplain Tech <input checked="" type="checkbox"/> County Geologist	*****
<u>Health Services Department</u>	We have found the following special programs apply to this application:
<input checked="" type="checkbox"/> Environmental Health _____ Hazardous Materials	<u>No</u> Active Fault Zone (Alquist-Priolo)
<u>Public Works Department</u>	<input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____
<input checked="" type="checkbox"/> Engineering Services (Full-size + email x3)	<u>No</u> 60-dBA Noise Control
<input checked="" type="checkbox"/> Traffic	<u>No</u> CA EPA Hazardous Waste Site
_____ Flood Control (Full-size) _____ Special Districts	*****
<u>Local</u>	AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.
<input checked="" type="checkbox"/> Fire District _____	Comments: _____None _____Below _____Attached
<input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org	_____
<input checked="" type="checkbox"/> Sanitary District <u>West County Wastewater</u>	_____
<input checked="" type="checkbox"/> Water District <u>EBMUO</u>	_____
<input checked="" type="checkbox"/> City of <u>Richmond</u>	_____
<input checked="" type="checkbox"/> School District(s) <u>West CC Unified</u>	_____
_____ LAFCO	_____
_____ Reclamation District # _____	_____
<input checked="" type="checkbox"/> East Bay Regional Park District	_____
_____ Diablo/Discovery Bay/Crockett CSD	_____
<input checked="" type="checkbox"/> MAC/TAC <u>El Sobrante MAC</u>	_____
_____ Improvement/Community Association	_____
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	_____
<u>Others/Non-local</u>	_____
<input checked="" type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)	_____
_____ CA Fish and Wildlife, Region 3 – Bay Delta	_____
_____ Native American Tribes	_____
<u>Additional Recipients</u>	Print Name _____
<u>El Sobrante Planning and Zoning</u>	Signature _____ DATE _____
_____	Agency phone # _____

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

MINOR SUBDIVISION APPLICATION

TO BE COMPLETED BY APPLICANT/OWNER

OWNER Name <u>GABRIEL FOLEY</u> Address <u>P O BOX 9435</u> City, State <u>Berkeley CA 94704</u> Phone <u>510-459-9994</u> Zip <u>94704</u>	<div style="text-align: right; font-size: small;">MAY 22 AM 9:53</div> APPLICANT Name <u>Gabriel Foley</u> Address <u>P O Box 9435</u> City, State <u>Berkeley CA</u> Phone <u>510-459-9994</u> Zip <u>94704</u>
By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.
Owner's Signature <u>[Signature]</u>	Applicant's Signature <u>[Signature]</u>
CONTACT PERSON (optional) Name _____ Address _____ City, State _____ Phone _____ Zip _____	PROJECT DATA Total Parcel Size <u>3.66 acres</u> Number of Parcels/Units _____ Estimated Project Value <u>\$100,000</u> Comm./Ind. Sq. Footage <u>31500</u>

Nature of Request: (Attach supplemental statement if necessary)
Minor Subdivision into 4 lots

OFFICE USE ONLY

Application Description: The applicant requests approval of a four-lot tentative parcel map.

Property Description: Subdivision encompasses parcels 433-290-005 & 006 and 433-290-004 for the roadway
Lot 7 & 8 of Tract 3355

Ordinance Ref. _____ Area <u>El Sobrante</u> Fire Dist. <u>Consolidated</u> Sphere of Influence <u>Richmond</u> Flood Zone <u>X</u> Panel No. _____ x-ref Files _____ Concurrent Files: _____	<table style="width: 100%;"> <tr> <th style="text-align: left;">Type of Fee:</th> <th style="text-align: left;">FEE AMOUNT:</th> <th style="text-align: left;">S-CODE</th> </tr> <tr> <td>*Base Fee/Deposit</td> <td>\$ 4,800.00</td> <td>S-034</td> </tr> <tr> <td># of Lots x 300</td> <td>\$ 12.00</td> <td>S-034</td> </tr> <tr> <td>Notification Fee</td> <td>\$ 30</td> <td></td> </tr> <tr> <td>#Addresses x \$1.50 + \$30</td> <td></td> <td>S-052B</td> </tr> <tr> <td>Fish & Game Posting (if not CEQA exempt)</td> <td>\$ 75.00</td> <td>S-048</td> </tr> <tr> <td>Environmental Health</td> <td>\$ 57.00</td> <td>5884</td> </tr> <tr> <td>Other</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>\$ 6162⁰⁰</td> <td></td> </tr> <tr> <td>Receipt #</td> <td><u>190005963</u></td> <td></td> </tr> <tr> <td>Other</td> <td><u>5976</u></td> <td></td> </tr> </table> <p style="font-size: x-small;">* ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE</p>	Type of Fee:	FEE AMOUNT:	S-CODE	*Base Fee/Deposit	\$ 4,800.00	S-034	# of Lots x 300	\$ 12.00	S-034	Notification Fee	\$ 30		#Addresses x \$1.50 + \$30		S-052B	Fish & Game Posting (if not CEQA exempt)	\$ 75.00	S-048	Environmental Health	\$ 57.00	5884	Other	\$ _____		TOTAL	\$ 6162⁰⁰		Receipt #	<u>190005963</u>		Other	<u>5976</u>		Assessor's No. <u>433-290-005, -006/ax</u> Site Address <u>Abbie Lane/Hillside Dr</u> Zoning District <u>R-15</u> Census Tract <u>3560.02</u> Atlas Page <u>D-73</u> General Plan <u>SL</u> Supervisorial Dist. <u>1</u> Rec'd by <u>J. Lawlor</u> Date Filed <u>5/22/19</u> File Number <u>MS19-0005</u>
Type of Fee:	FEE AMOUNT:	S-CODE																																	
*Base Fee/Deposit	\$ 4,800.00	S-034																																	
# of Lots x 300	\$ 12.00	S-034																																	
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Other	\$ _____																																		
TOTAL	\$ 6162⁰⁰																																		
Receipt #	<u>190005963</u>																																		
Other	<u>5976</u>																																		

INSTRUCTIONS ON REVERSE SIDE

General Plan: SL



Legend

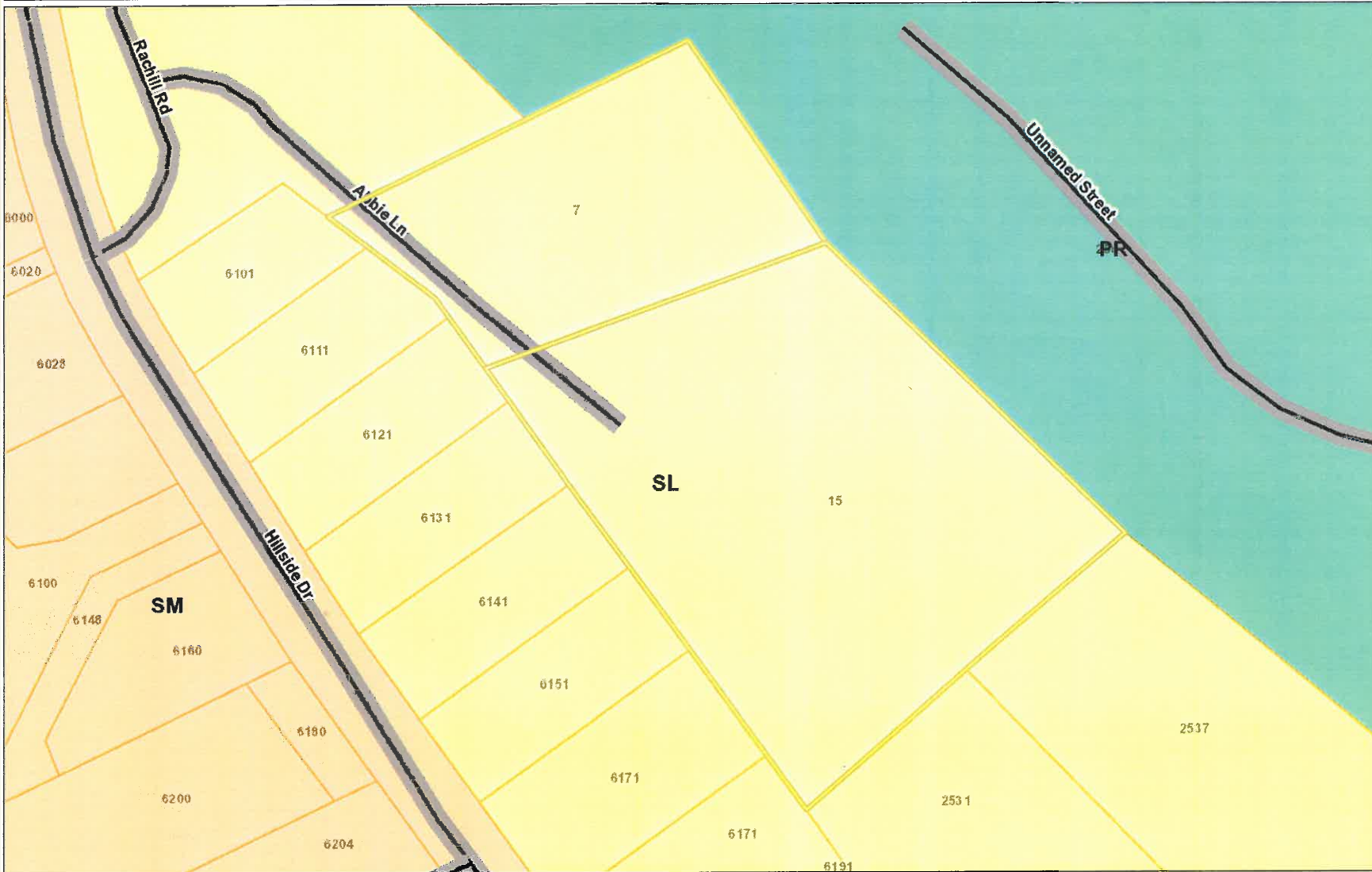
- City Limits
- Highways
- Highways Bay Area
- Streets
- General Plan**
 - SV (Single Family Residential - Ver)
 - SL (Single Family Residential - Low)
 - SM (Single Family Residential - Me)
 - SH (Single Family Residential - Hig)
 - ML (Multiple Family Residential - Lc)
 - MM (Multiple Family Residential - N)
 - MH (Multiple Family Residential - H)
 - MV (Multiple Family Residential - V)
 - MS (Multiple Family Residential - V)
 - CC (Congregate Care/Senior Hous)
 - MO (Mobile Home)
 - M-1 (Parker Avenue Mixed Use)
 - M-2 (Downtown/Waterfront Rodeo I
 - M-3 (Pleasant Hill BART Mixed Use
 - M-4 (Willow Pass Road Mixed Use)
 - M-5 (Willow Pass Road Commercie
 - M-6 (Bay Point Residential Mixed U
 - M-7 (Pittsburg/Bay Point BART Sta
 - M-8 (Dougherty Valley Village Cent
 - M-9 (Montalvin Manor Mixed Use)
 - M-10 (Willow Pass Business Park M
 - M-11 (Apollon Way Mixed Use)
 - M-12 (Triangle Area Mixed Use)
 - M-13 (San Pablo Dam Road Mixed
 - M-14 (Heritage Mixed Use)
 - CO (Commercial)
 - OF (Office)
 - BP (Business Park)
 - LI (Light Industry)
 - HI (Heavy Industry)
 - AL, OIBA (Agricultural Lands & Off
 - CR (Commercial Recreation)
 - ACO (Airport Commercial)
 - LF (Landfill)

1: 1,128



Notes

Contra Costa County -DOIT GIS



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning: R-15



Legend

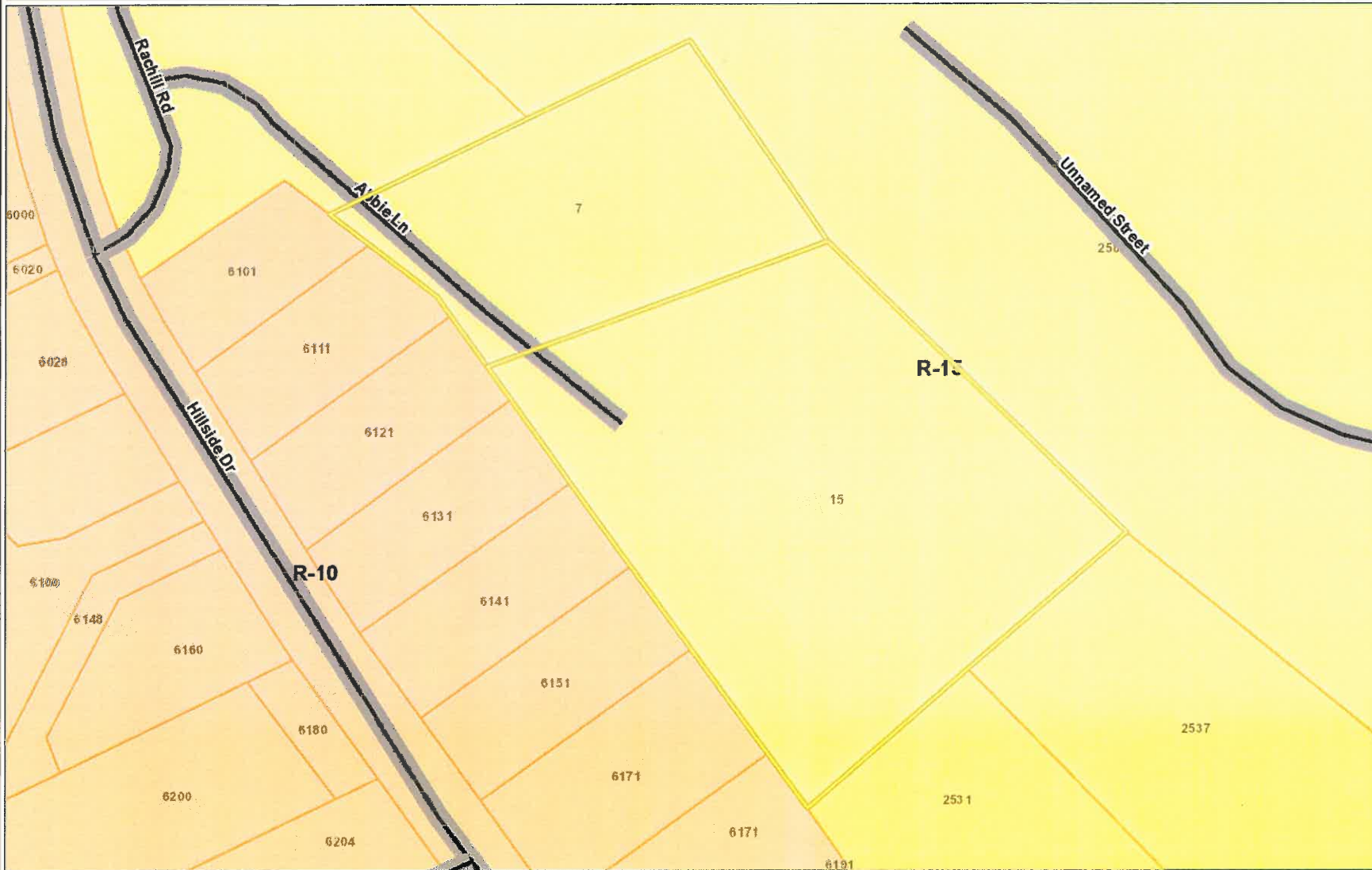
- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning**
 - R-6 (Single Family Residential)
 - R-6-FH (Single Family Residential Combining District)
 - R-6-FH-UE (Single Family Residential Combining District)
 - R-6-SD-1 (Single Family Residential Combining District)
 - R-6-TDV-K (Single Family Residential Combining District)
 - R-6-UE (Single Family Residential Combining District)
 - R-6-X (Single Family Residential Combining District)
 - R-7 (Single Family Residential)
 - R-7-X (Single Family Residential Combining District)
 - R-10 (Single Family Residential)
 - R-10-UE (Single Family Residential Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20-UE (Single Family Residential Combining District)
 - R-40 (Single Family Residential)
 - R-40-FH (Single Family Residential Combining District)
 - R-40-FH-UE (Single Family Residential Combining District)
 - R-40-UE (Single Family Residential Combining District)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1-T (Two Family Residential - Tri District)
 - D-1-UE (Planned Unit - Urban Form Combining District)
 - M-12 (Multiple Family Residential)
 - M-12-FH (Multiple Family Residential Combining District)
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)

1:1,128



Notes

Contra Costa County - DOIT GIS



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Aerial



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



1: 1,128



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

OWNER'S STATEMENT

SITE ADDRESS: 1100 WIKIUP DRIVE
APN: 039-180-003 & 039-180-004
OWNER/APPLICANT:
GABRIEL FOLEY
PO BOX 435
BERKELEY, CA 94603
PHONE: 510-459-9994

ENGINEER:
BC ENGINEERING GROUP
2800 CLEVELAND AVE, SUITE C
SANTA ROSA, CA 95403
(707) 542-4321

SURVEYOR:
KISTER, SAVIO & REI, INC
825 SAN PABLO AVENUE
EL SOBRANTE, CA 94564
(510) 222-4020

Abbreviations

AB	AGGREGATE BASE	F.F.	FINISHED FLOOR
AC	ASPHALT CONCRETE	F.G.	FINISHED GRADE
APN	ASSESSOR'S PARCEL NUMBER	F.L.	FLOW LINE
B.C.	BEGIN HORIZONTAL CURVE	HP	HIGH POINT
BSL	BUILDING SETBACK LINE	INV.	INVERT
BW	BOTTOM OF WALL FINISH GRADE	L.F.	LINEAR FEET
BLDG	BUILDING	MAX.	MAXIMUM
CL	CENTERLINE	MIN.	MINIMUM
CL	CLASS	N.T.S.	NOT TO SCALE
C.P.P.	CORRUGATED PLASTIC PIPE	R	PROPERTY LINE
CONC.	CONCRETE	R.C.	RELATIVE COMPACTION
C.Y.	CUBIC YARD	R/W	RIGHT-OF-WAY
DI	DROP INLET	S	SLOPE
DIA	DIAMETER	S.C.	SPIRAL CURVE
E.C.	END HORIZONTAL CURVE	S.G.	SUBGRADE
E.G.	EXISTING GROUND	STA	STATION
E.P.	EDGE OF PAVEMENT	TW	TOP OF WALL
EX.	EXISTING	TYP.	TYPICAL
		V.C.	VERTICAL CURVE

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 1'

SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

ALL APPLICABLE FIRE SAFE STANDARD REQUIREMENTS ARE SHOWN ON THIS MAP

ALL TREES GREATER THAN 9" IN DIAMETER SHALL BE PROTECTED PER TREE PROTECTION ORDINANCE, SECTION 26-88-010 (m)

EXISTING USE: VACANT LOTS

PROPOSED USE: SINGLE FAMILY RESIDENCES

EXISTING ZONING: SL (SINGLE FAMILY RESIDENTIAL - LOW)

PROPOSED ZONING: SL (SINGLE FAMILY RESIDENTIAL - LOW)

PROPOSED WATER AND SEWER SUPPLY: EAST BAY MUD & WEST COUNTY WASTEWATER DISTRICT

PROPOSED STORM DRAIN: TO CONTRA COSTA COUNTY STANDARDS

GRADING STATEMENT: ALL LOTS SHALL DRAIN TO THE FRONT AND BACK. ALL LOTS TO SLOPE AT 1% MINIMUM. FINAL DESIGN MAY WARRANT CHANGES IN PAD GRADES TO BALANCE EARTHWORK QUANTITIES.

SOILS STATEMENT: BC ENGINEERING GROUP IS NOT AWARE OF ANY ADVERSE SOILS CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT ON THIS SITE. A SOILS INVESTIGATION SHOULD BE CONDUCTED PRIOR TO RECORDING A FINAL MAP.

FLOODING STATEMENT: NO FLOODING IS APPARENT ONSITE.

TOTAL PROJECT ACREAGE: 159,347 SQFT

LARGEST LOT: 68,769 SQFT

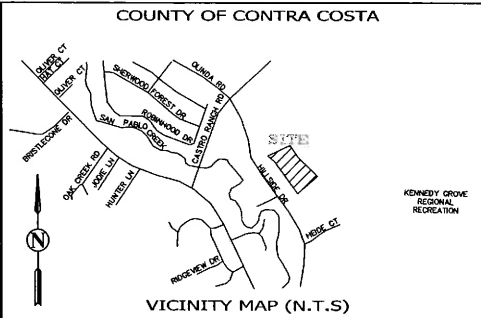
SMALLEST LOT: 26,273 SQFT

AVERAGE LOT: 39,857 SQFT

BENCHMARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY AN RTK GPS SURVEY, REFERENCED TO TOPNET LIVE REAL TIME GNSS REFERENCE NETWORK.

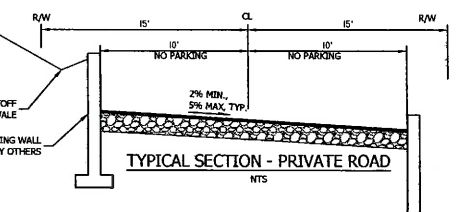
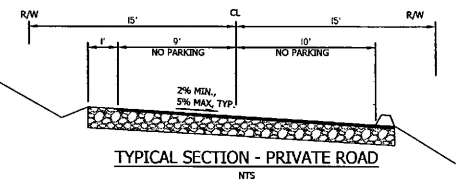
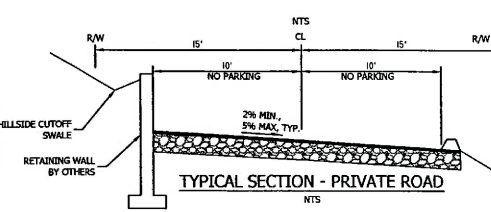
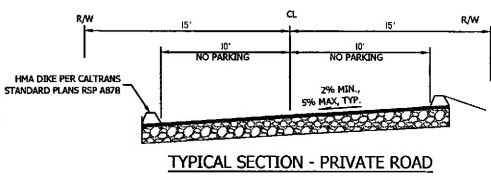
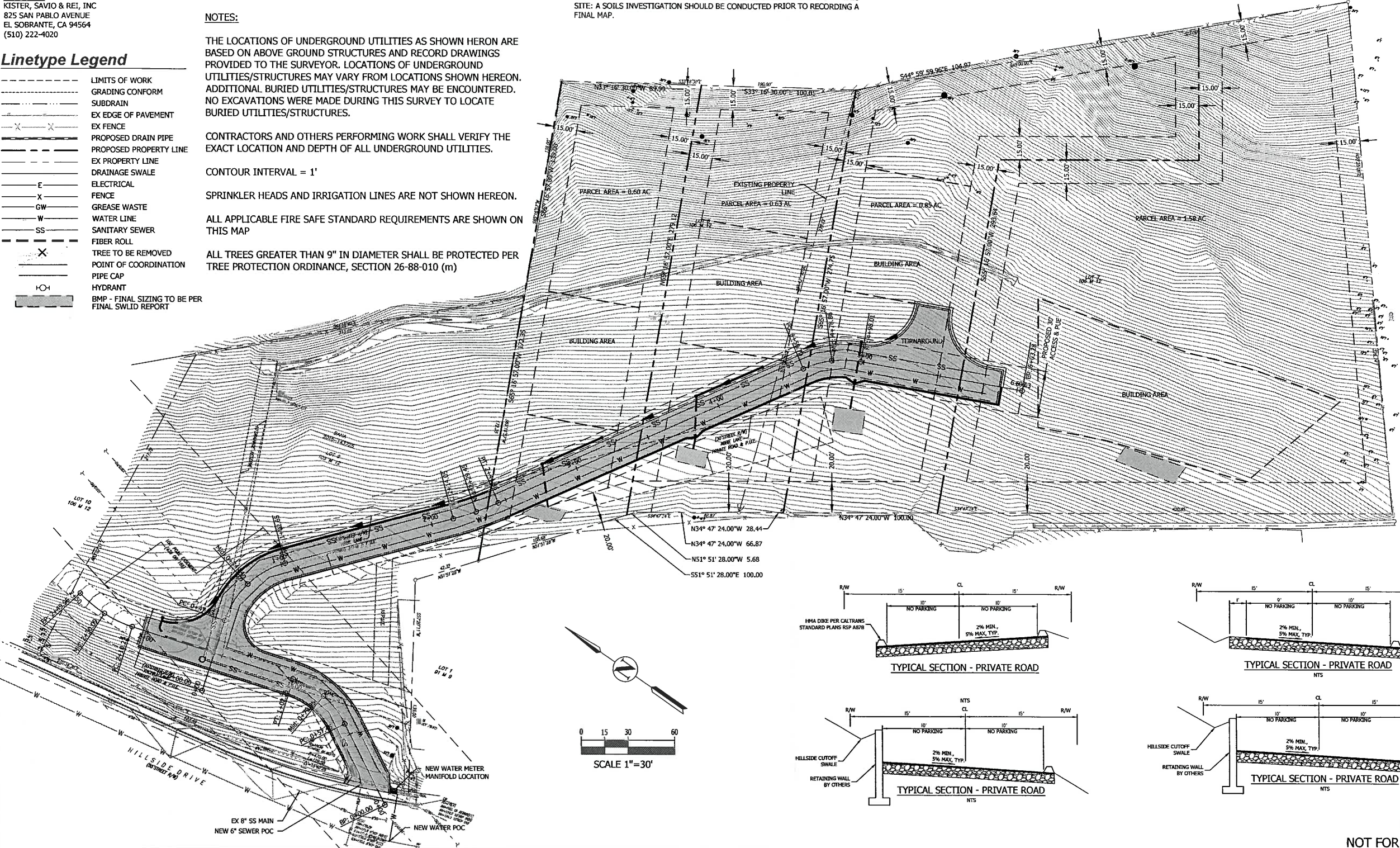
MAPPING: BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SUPPLIED BY KISTER, SAVIO & REI, INC. 6/26/18

EXISTING SEWER SERVICE AND TRUNK: WEST COUNTY WASTEWATER DISTRICT

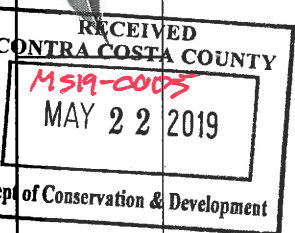


Linetype Legend

---	LIMITS OF WORK
---	GRADING CONFORM
---	SUBDRAIN
---	EX EDGE OF PAVEMENT
---	EX FENCE
---	PROPOSED DRAIN PIPE
---	PROPOSED PROPERTY LINE
---	EX PROPERTY LINE
---	DRAINAGE SWALE
---	ELECTRICAL
---	FENCE
---	GREASE WASTE
---	WATER LINE
---	SANITARY SEWER
---	FIBER ROLL
---	TREE TO BE REMOVED
---	POINT OF COORDINATION
---	PIPE CAP
---	HYDRANT
---	BMP - FINAL SIZING TO BE PER FINAL SWLD REPORT



NOT FOR CONSTRUCTION



LANDS OF FOLEY
TENTATIVE MAP
GABRIEL FOLEY
7 & 15 ABBIE LANE
EL SOBRANTE, CA 94603

PRELIMINARY

Date:	11/01/18
Job:	1125-18
Drawn:	ASW
Scale:	AS SHOWN
APN:	433-290-005 & 433-290-006
Permit #:	
Sheet:	C1.0

11/2/2018 10:08 AM Plotted by: Andrews/Clements/1125-18 Gabriel Foley - 7 & 15 Abbie Lane, El Sobrante, CA 94603/1125-18 Tentative Map.dwg

OWNER'S STATEMENT

SITE ADDRESS: 7 & 15 ABBIE LANE, EL SOBRANTE

APN: 433-290-005 & 433-290-006

OWNER/APPLICANT:
GABRIEL FOLEY
PO BOX 435
BERKELEY, CA 95403
PHONE: 510-459-9994

ENGINEER:
BC ENGINEERING GROUP
2800 CLEVELAND AVE, SUITE C
SANTA ROSA, CA 95403
(707) 542-4321

SURVEYOR:
KISTER, SAVIO & REI, INC
825 SAN PABLO AVENUE
EL SOBRANTE, CA 94564
(510) 222-4020

Linetype Legend

---	LIMITS OF WORK
---	GRADING CONFORM
---	SUBDRAIN
---	EX EDGE OF PAVEMENT
---	EX FENCE
---	PROPOSED DRAIN PIPE
---	PROPOSED PROPERTY LINE
---	EX PROPERTY LINE
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---	ELECTRICAL
---	FENCE
---	GREASE WASTE
---	WATER LINE
---	SANITARY SEWER
---	FIBER ROLL
X	TREE TO BE REMOVED
---	POINT OF COORDINATION
---	PIPE CAP
---	HYDRANT
---	BMP - FINAL SIZING TO BE PER FINAL SWLID REPORT

Abbreviations

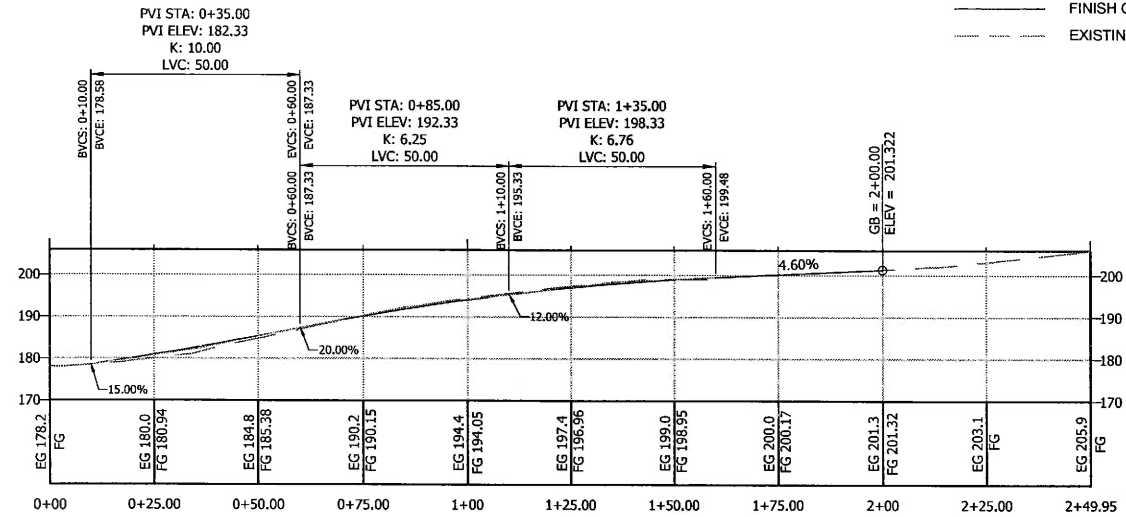
AB	AGGREGATE BASE	F.F.	FINISHED FLOOR
AC	ASPHALT CONCRETE	F.G.	FINISHED GRADE
APN	ASSESSOR'S PARCEL NUMBER	F.L.	FLOW LINE
B.C.	BEGIN HORIZONTAL CURVE	HP	HIGH POINT
BSL	BUILDING SETBACK LINE	INV.	INVERT
BW	BOTTOM OF WALL FINISH GRADE	L.F.	LINEAR FEET
BLDG	BUILDING	MAX.	MAXIMUM
Q	CENTERLINE	MIN.	MINIMUM
CL	CLASS	N.T.S.	NOT TO SCALE
C.P.P.	CORRUGATED PLASTIC PIPE	R	PROPERTY LINE
CONC.	CONCRETE	R.C.	RELATIVE COMPACTION
C.Y.	CUBIC YARD	R/W	RIGHT-OF-WAY
DI	DROP INLET	S	SLOPE
DIA.	DIAMETER	S.C.	SPIRAL CURVE
E.C.	END HORIZONTAL CURVE	S.G.	SUBGRADE
E.G.	EXISTING GROUND	STA.	STATION
E.P.	EDGE OF PAVEMENT	TW	TOP OF WALL
EX.	EXISTING	TYP.	TYPICAL
		V.C.	VERTICAL CURVE

HATCH LEGEND:

	PER GEOTECHNICAL ENGINEER TBD
--	-------------------------------

PROFILE LEGEND:

---	FINISH GRADE
---	EXISTING GRADE



DRIVEWAY PROFILE
SCALE: 1" = 20' HORIZ. & VERT.

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 1'

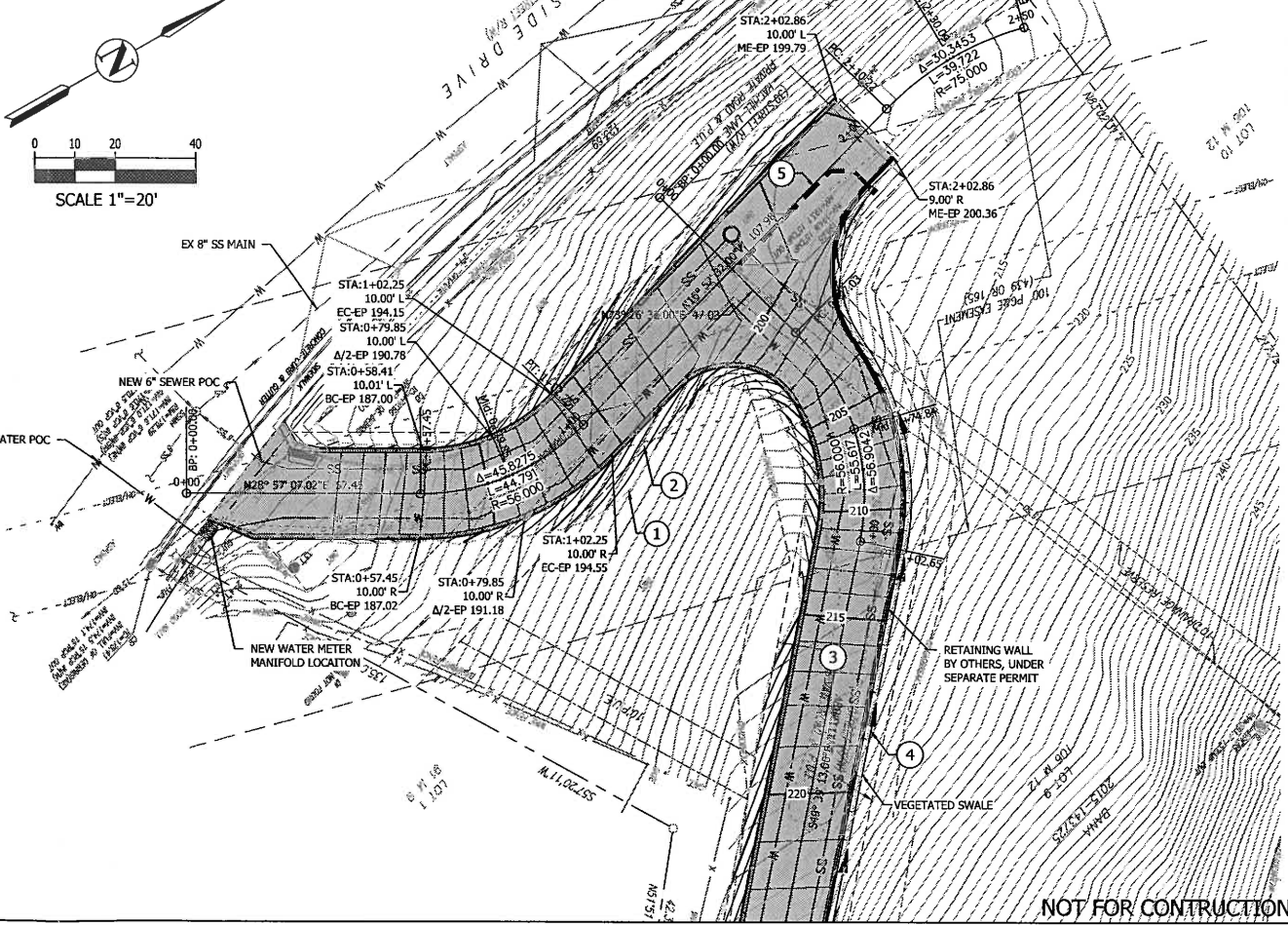
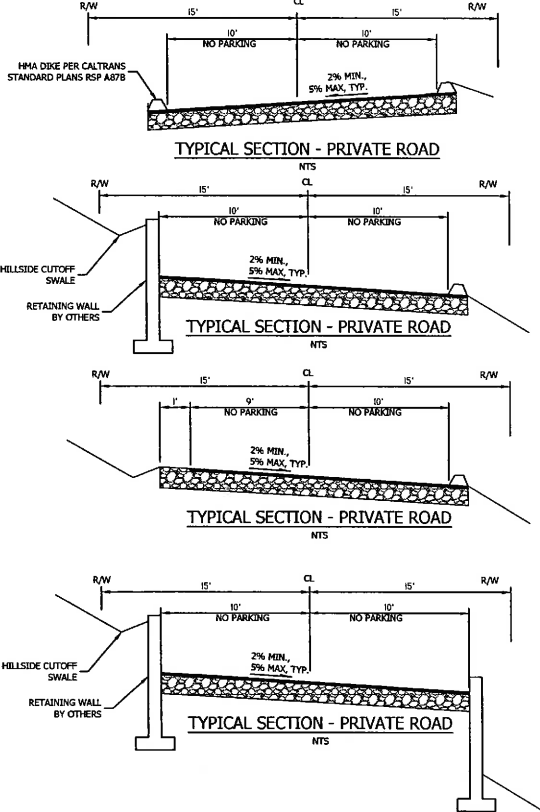
SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

ALL APPLICABLE FIRE SAFE STANDARD REQUIREMENTS ARE SHOWN ON THIS MAP

ALL TREES GREATER THAN 9" IN DIAMETER SHALL BE PROTECTED PER TREE PROTECTION ORDINANCE, SECTION 26-88-010 (m)

PRELIMINARY CONSTRUCTION NOTES:

- 1 APPROXIMATE AREA OF GRADING DISTURBANCE
- 2 2:1 MAXIMUM CUT SLOPE
- 3 20' WIDE ROADWAYS, AS REQUIRED BY FIRE DEPARTMENT.
- 4 DRAINAGE SWALES ARE 1% MINIMUM AND 9" DEPTH MINIMUM.
- 5 HDPE DRAINAGE PIPES AT 1.0% MIN. SLOPE.
- 6 FIRE APPROVED HAMMERHEAD TURNAROUND, 5% MAX. SLOPES.



NOT FOR CONSTRUCTION

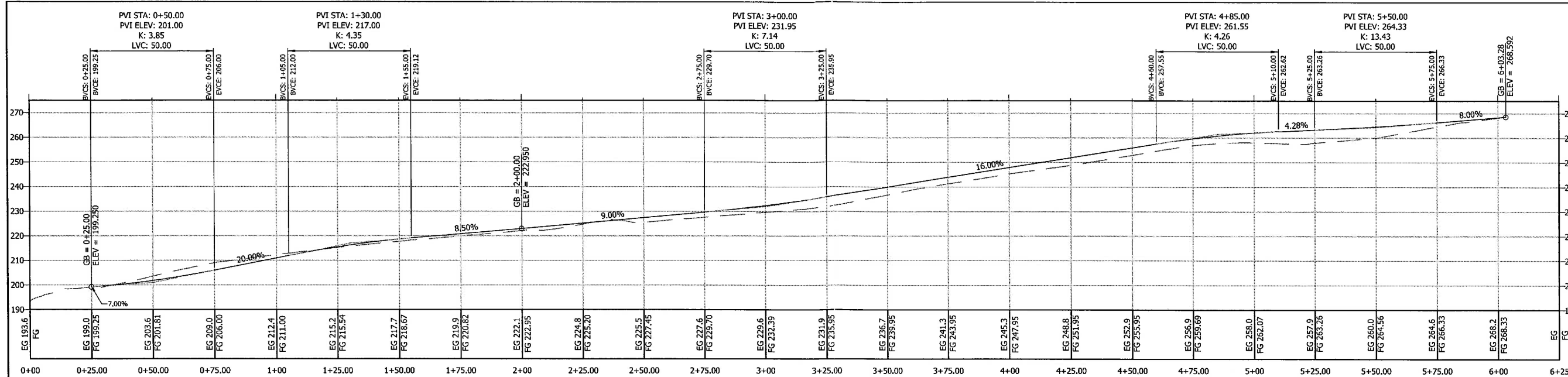
DATE	
BY	
DESCRIPTION	
REV.	

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 707 542-4321
SANTA ROSA OFFICE:
2800 CLEVELAND AVE, SUITE C, SANTA ROSA CA 95403
UKIAH OFFICE:
603 S. State Street, Ukiah CA 95482

LANDS OF FOLEY
PRELIMINARY GRADING AND DRAINAGE PLANS
GABRIEL FOLEY
7 & 15 ABBIE LANE
EL SOBRANTE, CA 94803

PRELIMINARY

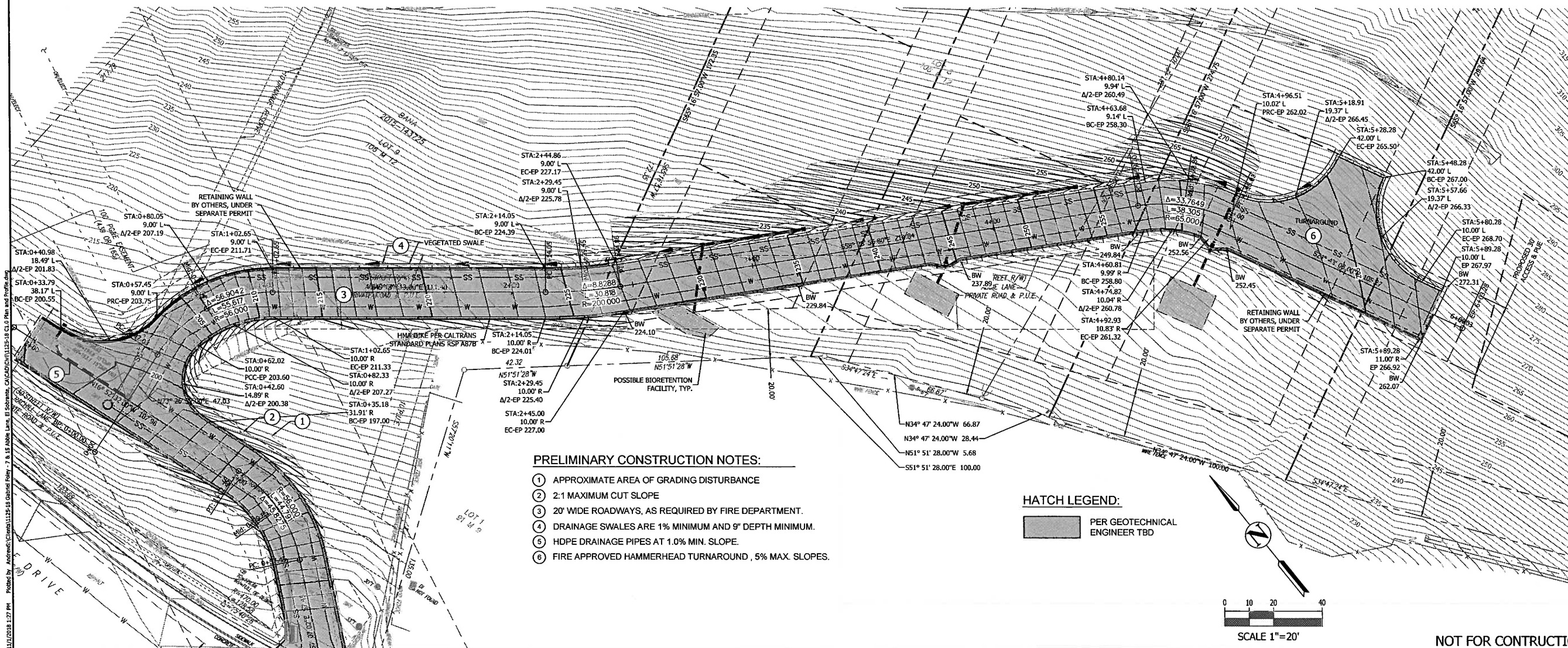
Date: 11/01/18
Job: 1125-18
Drawn: ASW
Scale: AS SHOWN
APN: 433-290-005 & 433-290-006
Permit #:
Sheet: C1.0
1 of 2



PROFILE LEGEND:

- FINISH GRADE
- - - EXISTING GRADE

DRIVEWAY PROFILE
SCALE: 1" = 20' HORIZ. & VERT.



PRELIMINARY CONSTRUCTION NOTES:

- 1 APPROXIMATE AREA OF GRADING DISTURBANCE
- 2 2:1 MAXIMUM CUT SLOPE
- 3 20' WIDE ROADWAYS, AS REQUIRED BY FIRE DEPARTMENT.
- 4 DRAINAGE SWALES ARE 1% MINIMUM AND 9" DEPTH MINIMUM.
- 5 HDPE DRAINAGE PIPES AT 1.0% MIN. SLOPE.
- 6 FIRE APPROVED HAMMERHEAD TURNAROUND, 5% MAX. SLOPES.

HATCH LEGEND:

- PER GEOTECHNICAL ENGINEER TBD

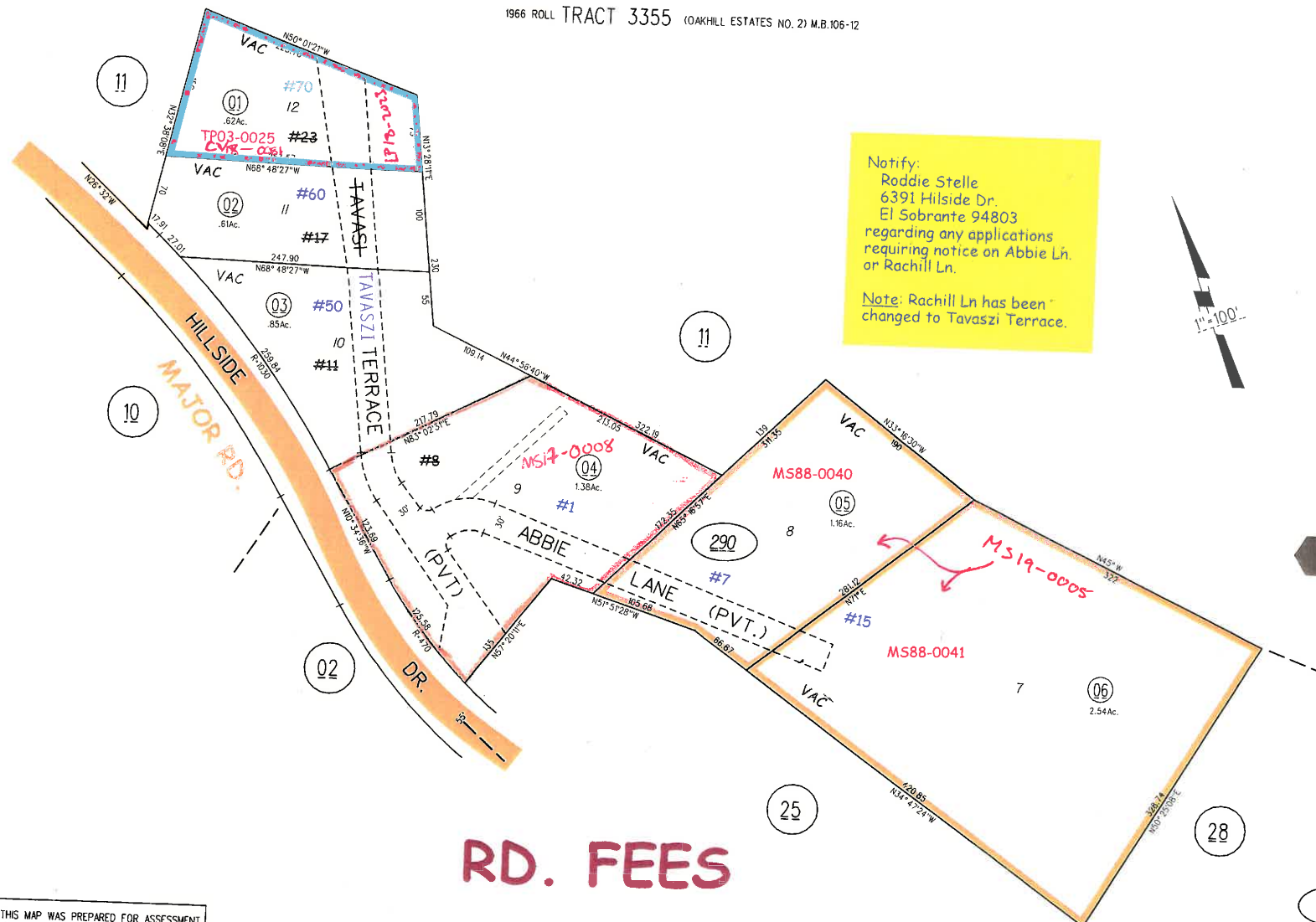
REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bcegroup.com
Phone: 707.582.4331
SAVITA ROSA OFFICE:
2800 Cleveland Ave. Suite C, Santa Rosa CA 95403
UKAH OFFICE:
603 S. State Street, Ukiah CA 95482

LANDS OF FOLEY
PRELIMINARY GRADING AND DRAINAGE PLANS
GABRIEL FOLEY
7 & J5 ABBIE LANE
EL SOBRANTE, CA 94803

PRELIMINARY

Date: 11/01/18
Job: 1125-18
Drawn: ASW
Scale: AS SHOWN
APN: 433-290-005 & 433-290-006
Permit #:
Sheet: **C1.1**
2 OF 2



Notify:
Roddie Stelle
6391 Hilside Dr.
El Sobrante 94803
regarding any applications
requiring notice on Abbie Ln.
or Rachill Ln.

Note: Rachill Ln has been changed to Tavaszi Terrace.

 D-73

RD. FEES

R-15

290

○

ZM: $\frac{J-7}{K-7}$

I S.F. 3-15

10-27-65 FM.433-11
ASSESSOR'S MAP

BOOK 433 PAGE 29

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



Saturday, June 22
9 AM - 1PM
Kayak Clean-up 2019

Sign-up by June 15:

citizens@greenerelsobrante.org

- Free use of boats, parking and a quick training on use of kayaks.
- Sign up soon - A limited number of kayaks are available. Okay to bring personal kayak or canoe.
- Non-kayakers are welcome! We will also use a motor boat to shuttle to the opposite shore.
- Potluck lunch in a beautiful setting. C4AGES will supply drinks.



Citizens for a Greener El Sobrante invites **YOU** to participate in our
4th Annual Clean-up Event at the San Pablo Reservoir

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 22, 2019
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M.****

1. PUBLIC COMMENTS:
2. LAND USE PERMIT: CONTINUED PUBLIC HEARING
- 2a. KELLER CANYON LANDFILL COMPANY (Applicant and Owner), County File #LP89-2020: This is a public hearing for the County Planning Commission to review the conditions of approval for the Keller Canyon Landfill's existing land use permit. As a result of this third permit review, staff has not identified the need to recommend further modifications to the conditions of approval, which the Board of Supervisors approved on September 22, 2015, pursuant to condition of approval #11.1. These conditions are available online at <http://www.cccounty.us/kcl>. Existing project permits and conditions of approval govern what landfill operations and site development is allowed and this would not change as a result of this permit review. The facility is located at 901 Bailey Road, in the Pittsburg - Bay Point area (Zoning: Heavy Agricultural, A-3 and Agricultural Preserve, A-4) (Assessor Parcel Numbers: 094-360-008, 018, 019 & 020) (Continued from 02/13/19) DB Staff Report
- 2b. AMY MAJORS AND TIM NYKOLUK (Appellants) - GREGORY BRAVERMAN (Applicant) - NATIONAL WALNUT CREEK, LLC (Owner), County File #LP18-2020: This is an appeal of the Zoning Administrator's approval of Land Use Permit #LP18-2020 to modify current Land Use Permit #LP01-2045 to allow the conversion of an existing elderly care facility to a Social Rehabilitation Facility operating a Short-Term Crisis Residential Treatment Program for adults, ages 18-59. The subject property is located at 2181 Tice Valley Boulevard in the Walnut Creek area of Unincorporated Contra Costa County (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 188-040-001) (Continued from 04/10/19) MH Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 12, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 20, 2019

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

- 2a. JOHN AND LORI RAMIREZ (Applicants and Owners), County #CV17-0068: This is an interim hearing for a compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned for the park operators to submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The site is located at 50 Camino Diablo Road in Brentwood, CA. (Zoning: A-3 Heavy Agricultural District) (APN 003-020-048) (Continued from 02/04/19 RLH) GK Staff Report
- 2b. JAMES TAYLOR (Owner), County File #CV18-0023: This is an enforcement hearing in response to continued violations of the County Junkyard Ordinance and failure of the property owner to diligently pursue actions that might correct the violations at the subject property located at 700 Seventh Street, Rodeo, CA 94572. (Zoning: Rodeo P-1 Planned Unit District) (Assessor's Parcel Numbers: 357-120-002, 357-120-003, and 357-111-010) (Continued from 04/15/19 LC) IL Staff Report

3. SUBDIVISION: PUBLIC HEARING

- 3a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #SD18-9491: A request for approval of a vesting tentative map to subdivide a 2.78-acre property into 33 new residential parcels and two common space parcels in order to develop a townhome project on the site. The project also includes requests for exceptions to Title 9 of the County Ordinance related to constructing a turnaround at the terminus of streets, restrictions on street gradients near intersections, creek structure setbacks, and undergrounding of utilities. The subject property is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) DB Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #DP18-3022: A request for approval of a development plan to construct a new 33 unit townhome project which will include associated site improvements for the entire development. The proposed project also includes requests for deviations to the Montalvin Manor Planned Unit District (P-1) regarding front setback minimums from O'Hatch Drive and maximum building heights. Building 2 includes a proposed front setback of 6 feet, 11 inches from O'Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O'Hatch Drive, where 10 feet is required. Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed. Buildings 5 and 6 include a maximum height of 37 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district, and off-street guest parking spaces #4 and #8 include a five-foot setback from O'Hatch Drive, where 10 feet is required. A variance is also included to allow these two front, highway setbacks to O'Hatch Drive, where 10 feet is required pursuant to Section 82-12.402(a), as well as a request for a tree permit to remove one code-protected tree. The subject property is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. CEQA: The Zoning Administrator will consider the

adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) DB Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

- 5a. T-MOBILE (Applicant) - EAST BAY REGIONAL PARKS DISTRICT (Owner), County File #LP19-2004. The applicant requests approval of a Land Use Permit to allow the renewal of County File #LP06-2017 for the continued operation of an existing T-Mobile telecommunications facility. The request includes proposed modifications to remove and replace two antennas and one equipment cabinet. The project is located approximately 3-miles south of the intersection of Camino Diablo and Vasco Road in Byron, (Zoning: Heavy Agricultural District, A-3) (Assessor's Parcel Number: 001-011-047) MH Staff Report
- 5b. T-MOBILE (Applicant) - EAST BAY REGIONAL PARKS DISTRICT (Owner), County File #LP19-2005. The applicant requests approval of a Land Use Permit to allow the renewal of County File #LP06-2015 for the continued operation of an existing T-Mobile telecommunications facility. The request includes proposed modifications to remove and replace two antennas and one equipment cabinet. The project is located approximately 5-miles south of the intersection of Camino Diablo and Vasco Road in Byron, (Zoning: General Agricultural District, A-2) (Assessor's Parcel Number: 005-180-010) MH Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 3, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.